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 File
 SPR-1995-018

 Date
 7/9/99

All items to be scanned for permanent record on the ISYS retrieval system are denoted with an (*). In some c r instances, not all entries designated to be scanned, by the department, are in the file. For this reason, a checklist has been 8 e provided. 8 n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick e n guide for the contents of each file. n e d t Files denoted with an (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. XX *Summary Sheet - Table of Contents Application form Receipts for fees paid for anything X *Submittal checklist X *General project report Reduced copy of final plans or drawings Reduction of assessor's map Evidence of title, deeds *Mailing list to adjacent property owners Public notice cards Record of certified mail Legal description Appraisal of raw land Reduction of any maps - final copy *Final reports for drainage and soils (geotechnical reports) Other bound or nonbound reports Traffic studies X X Individual review comments from agencies X X *Consolidated review comments list *Petitioner's response to comments X X *Staff Reports *Planning Commission staff report and exhibits *City Council staff report and exhibits *Summary sheet of final conditions *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date) **DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:** Х Landscape & Site Plan X Power of Attorney for Alley Improvement Planning Clearance ** Foundation Detail **Electrical Plan**

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 1018 Colorado Ave., Grand Junction CO 81501

 (303) 241-2370
 (303)464-7568

January 18, 1995 RE: 1018 Colorado Expansion

GENERAL PROJECT REPORT

With this submittal we are proposing to remove an existing part of our building which now serves as a coffee bar, and expanding around an existing bathroom. The result will be a lunchroom, the existing bathroom, and a storage area. The property is currently landscaped as much as is practical, as the whole rear yard is used for parking. 6 parking spaces are designed for the rear - 1 for the west side yard. The current zoning of the property is B-1.

Thank you for considering this proposal.

Respectfully,

Dan Brown and Max Morris

REVIEW COMMENTS

Page 1 c)f	
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FILE #SPR-95-18

TITLE HEADING: Site Plan Review - Office Addition

LOCATION: 1018 Colorado Avenue

PETITIONER: QED Surveying

PETITIONER'S ADDRESS/TELEPHONE:

1018 Colorado Avenue Grand Junction, CO 81501 241-2370

PETITIONER'S REPRESENTATIVE:

Dan Brown & Max Morris

STAFF REPRESENTATIVE: Tom Dixon

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL <u>ALL</u> ISSUES HAVE BEEN RESOLVED.

GRAND JUNCTION FIRE DEPARTMENT	1/26/95
Hank Masterson	244-1414

Existing hydrants are adequate. Submit complete building plans to Fire Department for our review. After completion of plan review a Building Permit Clearance Form will be issued.

MESA COUNTY BUILDING DEPARTMENT	1/25/95
Bob Lee	244-1656

Exterior walls less than 20' to property line must be one (1) hour fire resistive. Need 2 sets of plans for our review. No other comments.

CITY UTILITY ENGINEER	2/03/95
Bill Cheney	244-1590

No Comment.

CITY DEVELOPMENT ENGINEER	2/02/95
Jody Kliska	244-1591

Power of Attorney for future alley improvements is required. Drainage fee is \$60.39. No Transportation Capacity Payment. Parking does not appear to be utilized as shown.

COMMUNITY DEVELOPMENT DEPARTMENT	2/03/95
Tom Dixon	244-1447

See attached comments.

ADMINISTRATIVE REVIEW

FILE: #SPR-95-18

DATE: February 6, 1995

STAFF: Tom Dixon, AICP

REQUEST: 16- x 25-foot (400 square feet) one-story building addition

LOCATION: 1018 Colorado Avenue

APPLICANT: Dan Brown

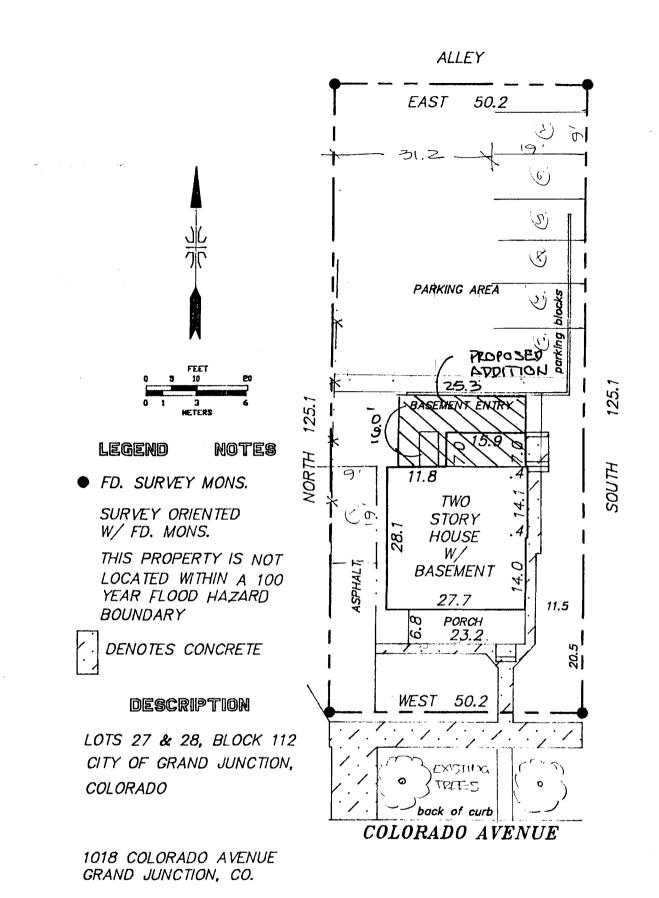
EXISTING LAND USE: Professional office

EXISTING ZONING: B-1

STAFF ANALYSIS: Professional offices are allowed uses in the B-1 zone. The proposed addition of 400 square feet to an existing building containing nearly 1,400 square feet, requires that the site have at least six (6) off-street parking spaces. The site plan indicates that this minimum parking requirement is satisfied.

The building addition will also maintain at least a 10-foot setback on each side of the addition.

ADMINISTRATIVE DECISION: Approval.



OPTION #2

SITE PLAN & LANDSCAPE PLAN

ACCEPTED for 13 march 1925 ANY CHANGE OF SE 991.03 S 2 APPROVED BY THE CAY RNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

CITY OF GRAND JUNCTION POWER OF ATTORNEY FOR ALLEY IMPROVEMENT

OWNERS	DANIEL	K. RECWN	<u>É MAX E.</u>	norais	
ADDRESS OF	PROPERTY	1013 Cou	DAADD AVE	GR. JET.	
TAX PARCEL	# _ 29	45-144-2	3-015		
LEGAL DESC	RIPTION OF	PROPERTY: *	LOTS 27428	BLOCK LIZ	

CITY OF GRAND J.T. CELO, DESCRIPTION OF ALLEY: BETWEEN 10th + 11th STREET BETWEEN MAIN ST. + COLO, ANE,

BE IT KNOWN THAT: I, (WE), <u>Daniel K-Reown & MAX E. MORALS</u> as owner(s) of the real property described above, located in the City of Grand Junction Colorado, agree that, as a condition of City approval of development of the property, the alley(s) which adjoin(s) the above described property is (are) required to be improved or reconstructed to City standards and specifications. The required improvement or reconstruction has, with the consent of the Specifications. The required improvement or reconstruction has, with the consent of the City Manager, been deferred to such time, if any, as an alley improvement district, or equivalent legal mechanism, is formed for that certain alley described above. The estimated cost to the owners, or their heirs, successors and assigns, in 1994 dollars is \$______. The actual cost which I will pay will be determined in accordance with rates and policies established by the City at the time of formation of the improvement district. I, (WE) as owners of the above described real property do hereby agree to participate in an improvement district if one is formed for the improvement or reconstruction of acid.

in an improvement district, if one is formed, for the improvement or reconstruction of said alley(s) either as a part of a larger scope of work or otherwise, to the then existing standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact, to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district for such purpose, or to otherwise act in conformity with said general direction. The City Clerk is empowered by me (us) to do and perform any and all acts which the City Clerk shall deem necessary, convenient or expedient to accomplish such improvements or reconstruction as fully as I (we) might do if personally present. This instrument shall be recorded and shall be deemed to be a covenant which runs

with the land. This authority and the covenant created thereby shall be binding upon any and all successors in interest to the above described property and shall not cease upon my death (the death of either or both of us) or the dissolution of marriage, partnership, corporation or other form of association which may hold title, or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counterpetition to any proposed improvements or improvement district is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City. This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district as herein described.

IN WITNESS WHEREOF, I, (WE), have signed, executed and acknowledged this instrument on this 15th day of MARCH , 19<u>95</u>.

STATE OF COLORADO COUNTY OF MESA

foregoing instrument was subscribed and sworn to before me this $\underline{64}$ day of \underline{March} , 19 $\underline{94}$. The March Heresa

My commission expires . June 13 1995

Martine Notary Public

* If the legal description is lengthy, attach as Exhibit "POA"