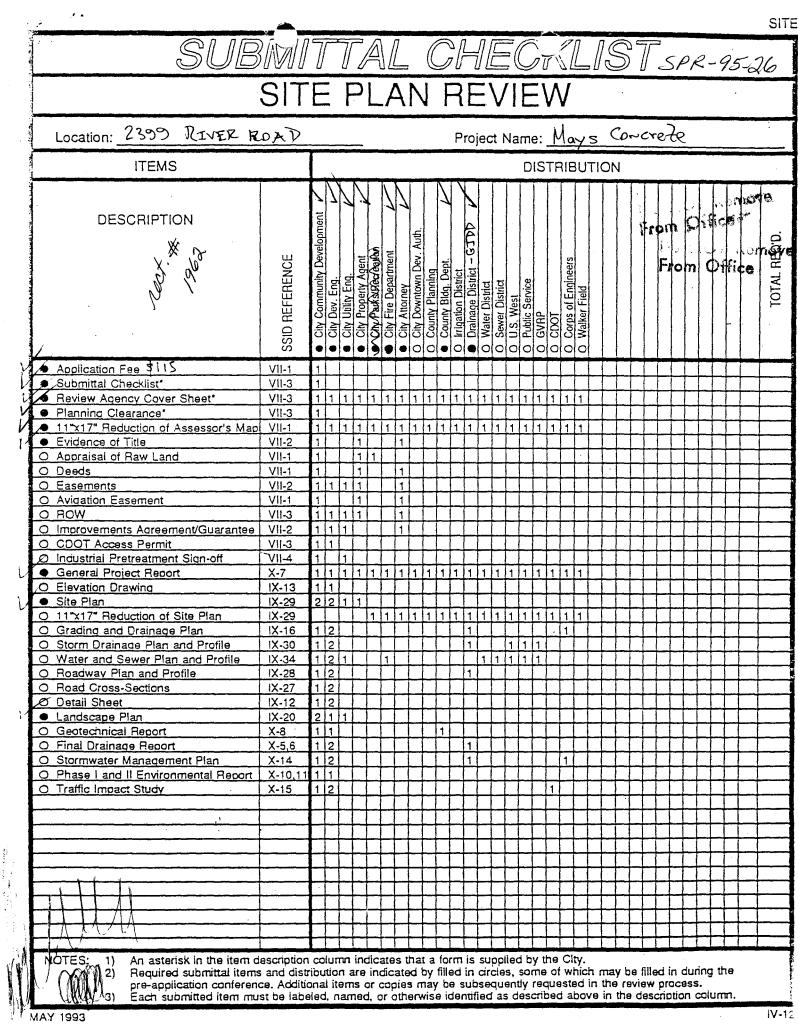
Table of Contents

_____SPR-1995-026

Date_____7/9/99____

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D	<u>e</u> [
	S c	A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some
	a	instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain
s	n	files, not found on the standard list. For this reason, a checklist has been included.
	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.
	e d	Files denoted with (**) 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.
X	x	*Summary Sheet – Table of Contents
		Application form
X		Receipts for fees paid for anything
	v	*Submittal checklist
	X	
^	X	*General project report Reduced copy of final plans or drawings
x	_	Reduction of assessor's map
	-	Evidence of title, deeds
		*Mailing list to adjacent property owners
	_	Public notice cards
	_	Record of certified mail
	-+	Legal description
	\neg	Appraisal of raw land
		Reduction of any maps – final copy
	-	*Final reports for drainage and soils (geotechnical reports)
\sim		Other bound or nonbound reports
	-	Traffic studies
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:
N 2		
	A	Planning Clearance – **
		Site Plan
	•	Title Insurance Commitment
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REVIEW COMMENTS

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FILE # SPR-95-26

TITLE HEADING:

Site Plan Review -Additional Warehouse

LOCATION: 2399 River Road

PETITIONER: Alco Building Company

PETITIONER'S ADDRESS/TELEPHONE:

599 River Road Grand Junction, CO 81505 242-1423

PETITIONER'S REPRESENTATIVE: Bob Turner

STAFF REPRESENTATIVE: Michael Drollinger

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.

MESA COUNTY BUILDING DEPARTMENT	02/02/95
Bob Lee	244-1656

No Comments.

GRAND JUNCTION FIRE DEPARTMENT	02/02/95
Hank Masterson	2 <u>44-1414</u>

Water line upgrades are required along River Road in this area before any new commercial structures are built. The basic fire line requirements are for an 8" looped line capable of providing the required fire flows.

GRAND JUNCTION DRAINAGE DISTRICT	02/06/95
John L. Ballagh	242-4343

The Redlands Parkway Drain is west of the site at 2399 River Road. As long as the warehouse is within the boundaries of the tract identified as 2399 River Road the building should not affect the Redlands Parkway Drain.

COMMUNITY DEVELOPMENT DEPARTMENT Michael Drollinger	02/14/95 244-1439	
See attached comments.		
CITY DEVELOPMENT ENGINEER Jody Kliska	02/14/95 244-1591	

No comments.

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CITY UTILITY ENGINEER	02/14/95	
Bill Cheney	244-1590	

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Water: Ute Water District.

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Sewer: Show proposal for connection to sanitary sewer.

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STAFF REVIEW

FILE:	#SPR 95-26
DATE:	February 14,1995
STAFF:	Michael Drollinger
REQUEST:	Site Plan Review
LOCATION:	2399 River Road
ZONING:	PD (Planned Development) - File #C24-88 (County approval)

STAFF COMMENTS:

1. As per petitioner, no new employees associated with proposed expansion, thus no parking requirement.

2. Proposed expansion consistent with planned development approval.

PLEASE TAKE NOTE OF THE FOLLOWING:

1. ALL SIGNS TO BE ERECTED ON THE SITE WILL REQUIRE A SIGN PERMIT <u>PRIOR</u> TO INSTALLATION OF THE SIGN.

2. SITE IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ANY MODIFICATIONS MUST BE APPROVED, IN WRITING, BY THE COMMUNITY DEVELOPMENT DEPARTMENT. FAILURE TO INSTALL SITE IMPROVEMENTS AS PER THE APPROVED PLANS MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

3. SITE IMPROVEMENTS (E.G. LANDSCAPING, SIDEWALK, ETC.) NOT COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY MUST BE GUARANTEED.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

95-26.wpd