

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 ALL 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 244-1414

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 02/14/95
Michael Drollinger 244-1439

See attached comments.

CITY DEVELOPMENT ENGINEER 02/14/95
Jody Kliska 244-1591

No comments.

None

CITY UTILITY ENGINEER
Bill Cheney

02/14/95
244-1590

Water: Ute Water District.

Sewer: Show proposal for connection to sanitary sewer.

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.
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PLEASE TAKE NOTE OF THE FOLLOWING:

1. ALL SIGNS TO BE ERECTED ON THE SITE WILL REQUIRE A SIGN PERMIT PRIOR 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.