# **Table of Contents**

SPR-1995-038

Date 7/12/99

P	S	A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some
r	с	instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain
e s	a n	files, not found on the standard list. For this reason, a checklist has been included.
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
n	e	guide for the contents of each file.
t	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	Χ	*Summary Sheet – Table of Contents
		Application form
X		Receipts for fees paid for anything
X	X	*Submittal checklist – Change of Use Review
X	X	*General project report
H		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
$\square$		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:
X	X	Planning Clearance – **
X		Commercial contract to buy & sell $-2/14/95$
X		Release of permanent easement
X		Note on drainage fee – no date
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NOTES: 1) An asterisk in the item d 2) Required submittal items pre-application conferen 3) Each submitted item mu 1AY 1993	and dist	niou ona	ntio Lit	n a em:	re i s o	ina r c	fica	ite ies	d by uma	y fil av l	lled	in sub	ar Se	cle	s, : ent	son iv r	ne 'ea	ot ue:	wł ste	iict d i	n t	he	(BV	riev	V 08	roci	855				1	/-1;

#### GENERAL PROJECT REPORT

SPR-95-38

Interstate Log Homes, Inc.

Mountain View Log Homes is a business that will supply the general public with sectional log homes at affordable prices. Our projected area of sales is a 1,000 mile radius of Grand Junction.

These homes will be engineered and inspected by professional licensed people and built with only quality materials. Only one floor plan and type of construction will be offered. Every home will be built in the same way.

There will be three (3) concrete foundations built at the business site. The homes will be built on these foundations when ordered. When a home is ready for delivery, it will be lifted apart in six (6) pieces and set on trucks with a crane the day before delivery. Another home will be built on foundation to fill the next order.

No house will ever be stored on business property other than on one of the three foundations.

## **REVIEW COMMENTS**

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FILE #SPR-95-38

TITLE HEADING: Site Plan Review - Interstate Log Homes

LOCATION: 2330 Interstate Avenue

PETITIONER: Steven Hauck

**PETITIONER'S ADDRESS/TELEPHONE:** 

6745 Peninsula Road Collbran, CO 81624 487-3799

STAFF REPRESENTATIVE: Kathy Portner

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	2/23/95
Bob Lee	244-1656

Building permits are required for the storage/office building as well as the three (3) foundations. No other concerns at this time.

CITY DEVELOPMENT ENGINEER	2/23/95
<u>lody Kliska</u>	244-1591

1. Paved parking is required.

2. Drainage Fee - \$5,324

3. Transportation Capacity Payment - \$1,446

GRAND JUNCTION FIRE DEPARTMENT	2/23/95
Hank Masterson	244-1414

This proposal is acceptable to the Fire Department. The existing hydrants in area are adequate. The available fire flow is 1800 GPM based on flow test completed on 9/9/94. The fire flow requirements for buildings on this property are less than 1000 GPM.

CITY UTILITY ENGINEER	2/27/95
Bill Cheney	244-1590

WATER - Ute Water

SEWER - This is part of Grand Junction West Sanitation District and as a result there is an additional tap fee for sewer in the amount of \$4,000 based on a water tap of 1" or less. There is also a \$750 Plant Investment Fee. Both fees are due and payable prior to the issuance of a sewer clearance for a building permit. Contact "Utility Billing" at 244-1513 for more information on the tap fee.

### FILE #SPR-95-38 / REVIEW COMMENTS / page 2 of 2

GRAND JUNCTION DRAINAGE DISTRICT	2/28/95
John L. Ballagh	 242-4343

There are no Grand Junction Drainage District facilities through Lot 13, Block 1, Interstate Commercial Park.

MESA COUNTY PLANNING DEPARTMENT	2/27/95
Linda Dannenberger	244-1771

1. Landscaping is proposed along Interstate Avenue but none is identified adjacent to I-70. I-70 is a major corridor and some irrigated landscape (including trees) should be placed on the north area of the property.

2. For aesthetic reasons as well, construction materials should be confined to the enclosure.

COMMUNITY DEVELOPMENT DEP	ARTMENT	3/3/95
Kathy Portner		244-1446

See attached comments.

# STAFF REVIEW

FILE: #SPR-95-38

DATE: March 3, 1995

STAFF: Kathy Portner

REQUEST: Site Plan Review--Log Homes Inc.

LOCATION: 2330 Interstate Avenue

APPLICANT: Steven Hauck

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Home Manufacture

EXISTING ZONING: I-1 Light Industrial

### STAFF ANALYSIS:

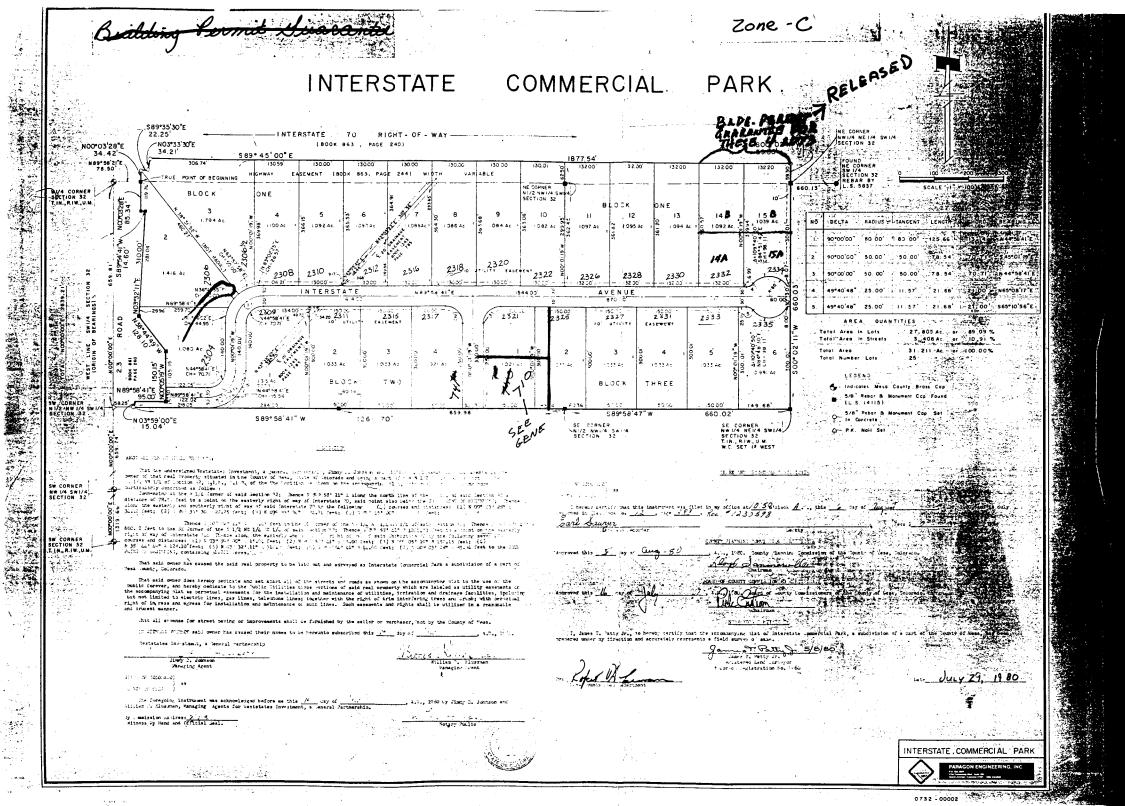
The proposal for an office/storage building and 3 pad sites for the construction of log homes to be moved upon completion is allowed in the I-1 zoning. The original plat for Interstate Commercial Park indicates there is a variable width highway easement, recorded in Book 863, Page 244, along the I-70 frontage of this property. However, a release of that easement was recorded in Book 1489, Page 400 so that is no longer a limiting factor for the development of this property.

The following issues must be addressed:

- 1. The landscaping requirement is based on street frontage. The requirement along Interstate Avenue is 132' x 5 x .75 = 495 sq.ft. Because the property also has frontage on I-70 there is a separate landscaping along that frontage of 495 sq.ft. For each of those landscaped areas 1 tree is required and 40% of the area must be in shrub coverage. The landscaped areas must be clearly shown on the site plan with area dimensions and types and sizes of proposed landscaping materials, including ground cover.
- 2. The parking requirement for this type of use is 1 space per employee on the largest shift, plus ten percent of total employee stalls for visitor parking, plus one space for each vehicle used in the operation of the business. Please indicate the number of

employees expected for the parking requirement to be determined. The required parking area must be paved. The site plan must show the dimensions of the spaces. One handicap space is required.

- 3. A fence permit will be required for the proposed chain link fence.
- 4. Sign permits will be required for all proposed signs. The permits must be obtained by a licensed sign contractor. The proposed 32 sq.ft. sign along I-70 and the proposed 15 sq.ft. sign along Interstate Avenue are well within the sign allowance for the property. Please indicate the proposed height for each sign.



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