# **Table of Contents**

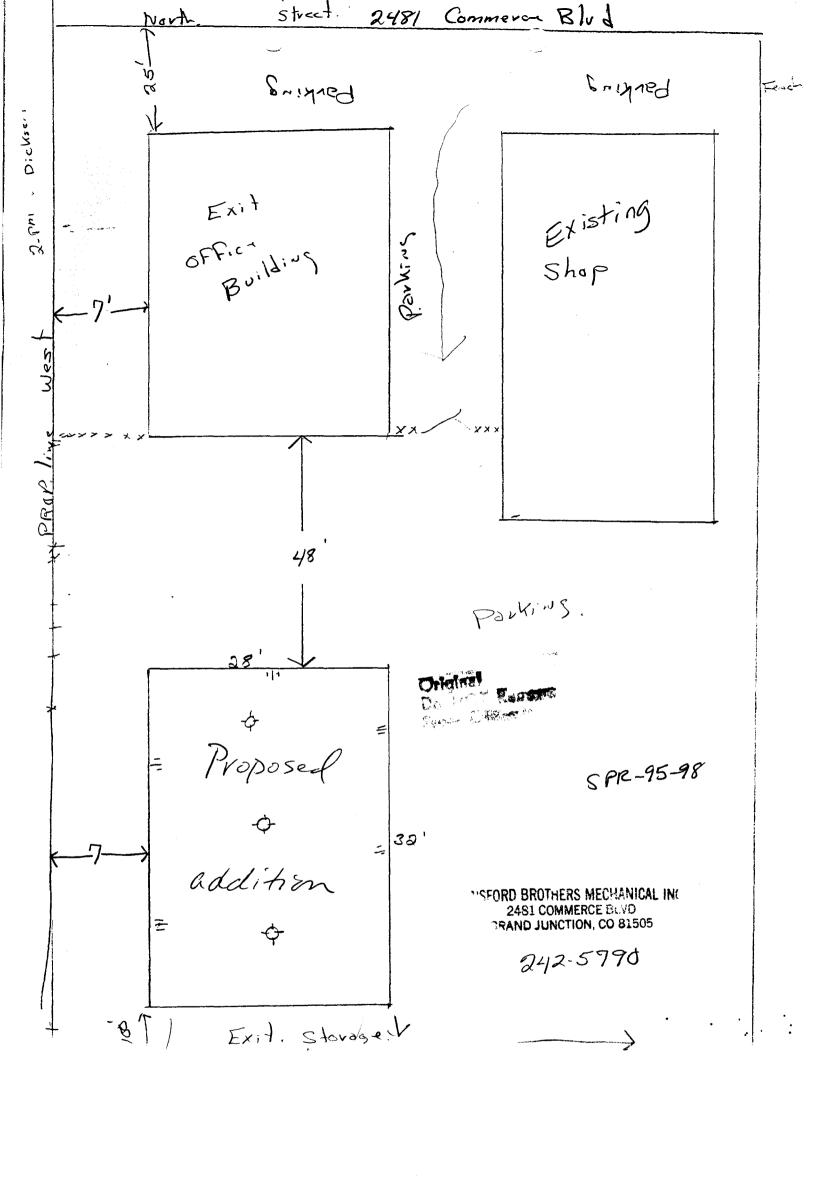
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i	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the													
r e	c a	1515 fetrieval system. This ome instances, not an entries designated to be scanned, are present in the file. There													
S	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been													
e	n	included.													
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a													
t	d	quick guide for the contents of each file.													
	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.														
		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													
		Receipts for fees paid for anything													
	X *Submittal checklist														
X	X *General project report														
	Reduced copy of final plans or drawings														
X	X Reduction of assessor's map														
	Evidence of title, deeds														
	*Mailing list														
	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	v	Individual review comments from agencies													
A	X	CONSTRUCTOR TO THE CONTROL OF THE CO													
v	*Petitioner's response to comments  X *Staff Reports														
^		*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														
İ	expiration date)														
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:													
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X	X	Planning Clearance - **													
X	_	Site Plan													
X	X	Landscape Plan Release of Deed of Trust													
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## SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

ITEMS			_	_	_	<b>—</b>	_	<b>—</b>	_		_	_	D	IS <sup>-</sup>	ſR	IBL	JΤ	0	N		_	_			_		7	_
Date Received <u>5-29-45</u> Receipt # <u>2436</u> File # <u>SPC-95-98</u> DESCRIPTION	SSID REFERENCE	<ul> <li>City Community Development</li> </ul>	<ul><li>City Dev. Eng.</li></ul>	City Utility Eng.	O City Property Agent	O City Parks/Recreation	City Fire Department  City Attorney	O City Downtown Dev. Auth.	County Planning	<ul> <li>County Bldg. Dept.</li> </ul>	O Irrigation District	♣ Drainage District	<ul> <li>Water District</li> <li>W#C</li> </ul>		O U.S. West	O Fublic Service	O CDOT	O Corps of Engineers	O Walker Field	O Persigo WWT	Mesa County	O State Environ. Health	O City Sanitation	O School Dist #51				
Application Fee	VII-1	1		Ħ	T	Ť	T							T	7		Т								7			
Submittal Checklist *	VII-3	1	Н	$\dashv$	$\dashv$	+	+	╁	+	Н	$\dashv$	$\dashv$	ᅱ	+	+	+	╁	$\vdash$	Н	$\dashv$	$\dashv$	$\dashv$	$\dashv$	$\dashv$	十	+	╀┤	$\dashv$
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● Planning Clearance*	VII-3	1	Н	$\dashv$	$\dashv$	十	+	╁	$\vdash$	Н	$\dashv$	Н	$\dashv$	$\dashv$	+	+	+-	$\vdash$	H	$\dashv$	$\dashv$	┪	$\dashv$	$\dashv$	+	+	H	+
● 11"x17" Reduction of Assessor's Map	VII-1	1	┨	7	1	1	1 1	1	1	1	1	1	1	1	1	1	1	1	H	1	1	1	1	1	十	+	$\dagger \dagger$	+
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O Industrial Pretreatment Sign-off	VII-4	1	H	1	7	T	$\dagger$	T	T				$\dashv$	$\top$	十	$\dagger$	T	十	П		П	$\dashv$			+	$\top$		
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O Road Cross-Sections	IX-28	1	Ш		4	+	$\bot$	$\downarrow$	<u> </u>	_	_	$\sqcup$		$\dashv$	4	1	↓_	$\perp$	Щ		Ц	Ц			4	$\bot$	$\sqcup$	$\perp$
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APRIL 1995



### **REVIEW COMMENTS**

Page 1 of 2

**FILE #SPR-95-98** 

TITLE HEADING:

Site Plan Review - 28' x 32'

Warehouse Addition

**LOCATION:** 

2481 Commerce Blvd.

**PETITIONER:** 

Lunsford Brothers Mechanical

PETITIONER'S ADDRESS/TELEPHONE:

2481 Commerce Blvd.

Grand Junction, CO 81505

242-5790

**PETITIONER'S REPRESENTATIVE:** 

I. D. Lunsford

**STAFF REPRESENTATIVE:** 

Mike Pelletier

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.

#### **CITY FIRE DEPARTMENT**

Hank Masterson

6/2/95

244-1414

Existing hydrant locations and Fire Department access are adequate for this proposal.

#### GRAND JUNCTION DRAINAGE DISTRICT

John Ballagh

6/6/95

242-4343

The nearest GJDD facility is the subsurface drain on the west side of 25 Road. The subject property does not abut the tiled drain or the easement.

#### MESA COUNTY BUILDING DEPARTMENT

Bob Lee

6/1/95

244-1656

896 sq. ft. - West wall of storage building must be one-hour fire resistive due to location to property line. No other comments.

#### CITY DEVELOPMENT ENGINEER

Jody Kliska

6/13/95

244-1591

- 1. No TCP the building is for storage of materials already on site.
- 2. No Drainage Fee the additional roof area increase is minimal due to existing sheds.

#### **CITY UTILITY ENGINEER**

Trent Prall

6/13/95

244-1590

No comment.

#### FILE #SPR-95-98 / REVIEW COMMENTS / page 2 of 2

# COMMUNITY DEVELOPMENT DEPARTMENT Mike Pelletier

6/14/95

244-1447

1. No landscaping is required because the addition does not affect the streetscape which was built before the current landscaping standards became effective.

2. If changes are made to the existing fencing, a permit is required by the Development Code (see 5-1-5-B).

3. Show on the plan where the existing shelter (lean-to) will remain and how vehicle circulation will function.

# UTE WATER Ralph W. Ohm

6/13/95

<u> 242-7491</u>

1. There is a new 8-inch water main located on the north side of Commerce Boulevard. Any additional fire protection requirements may require check valves and leak detection meter installation. Coordinate fire protection with Grand Junction Fire Department and Ute Water.

2. Ute Water policies and fees if effect at the time of application will apply.

TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM:

City Attorney

#### STAFF REVIEW

FILE:

SPR-95-98

DATE:

June 9, 1995

STAFF:

Mike Pelletier

REQUEST: LOCATION:

Site Plan Review - Warehouse Addition

LOCATIO

2481 Commerce Blvd.

**ZONING:** 

C-2

#### **STAFF COMMENTS:**

- 1. No landscaping is required because the addition does not affect the streetscape which was built before the current landscaping standards became effective.
- 2. If changes are made to the existing fencing, a permit is required by the Development Code (see 5-1-5-B).
- 3. Show on the plan where the existing shelter (lean-to) will remain and how vehicle circulation will function.

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

## **GENERAL PROJECT REPORT**

We are adding a 32X28' building to our back lot to be used as a storage warehouse.

SPR-95-98



### **LANDSCAPE PLAN**

Property Address: 2481 Commerce Boulevard Warehouse Building Addition

No landscaping is planned; building will be placed on a concrete pad, with gravel on the ground surrounding the building.

Original
Do NOT Reserve
From Office

SPR-95-98