

REVIEW COMMENTS

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FILE #SPR-95-170

TITLE HEADING: Site Plan Review - Office Addition

LOCATION: 2586 Highway 6 & 50

PETITIONER: Dana Motors

PETITIONER'S ADDRESS/TELEPHONE: 2586 Highway 6 & 50
Grand Junction, CO 81505
243-6140

PETITIONER'S REPRESENTATIVE: Bob Turner, Alco Building Company

STAFF REPRESENTATIVE: Bill Nebeker

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 **9/27/95**
Bob Lee **244-1656**

No comments. We have completed a plan review on this project and have relayed findings to Alco Building.

GRAND JUNCTION FIRE DEPARTMENT **10/2/95**
Hank Masterson **244-1414**

1. The Fire Department has no problems with this proposal.
2. In order to receive a Building Permit Clearance Form, complete building plans must be submitted to the Fire Department for our review and approval.

COMMUNITY DEVELOPMENT DEPARTMENT **10/6/95**
Bill Nebeker **241-1447**

1. Where is the existing office that is to be replaced?
2. There is no site landscaping. I strongly suggest the planting of some trees to reduce heat build-up in structures and parking areas, and for aesthetic purposes.

CITY DEVELOPMENT ENGINEER **10/5/95**
Jody Kliska **244-1590**

1. Transportation Capacity Payment - \$400
2. No increase in drainage - no fee.

CITY UTILITY ENGINEER **10/6/95**
Trent Prall **244-1591**

No comment.

DANA MOTOR, INC
WHERE IS OFFICE BUS TO BE ~~REMOVED~~ REPUTED

1505.58 \square

9.38

1514.96 = APPROX 1515 \square ADDN

600 \square MORE THAN EXISTING

NO INCREASE IN EMPLOYEES

PAYROLL = NO CHANGE, NO NEW REQUIRES

(PAYROLL LOWER IN AREA TO 10% OF GROSS DISPLAY AREA)

~~NO~~ NO UNASSIGNED

3000 \square OF U/SOUND MIN IF NEW BUSINESS

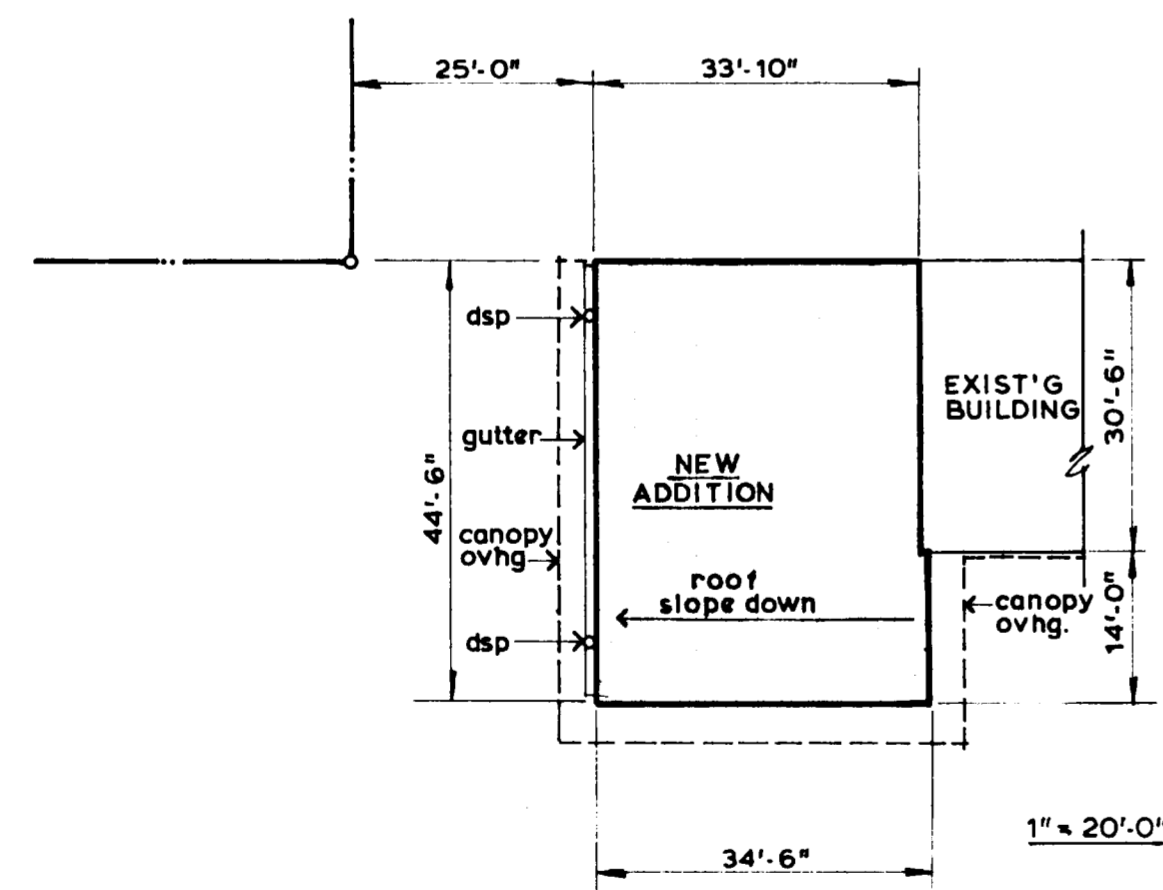
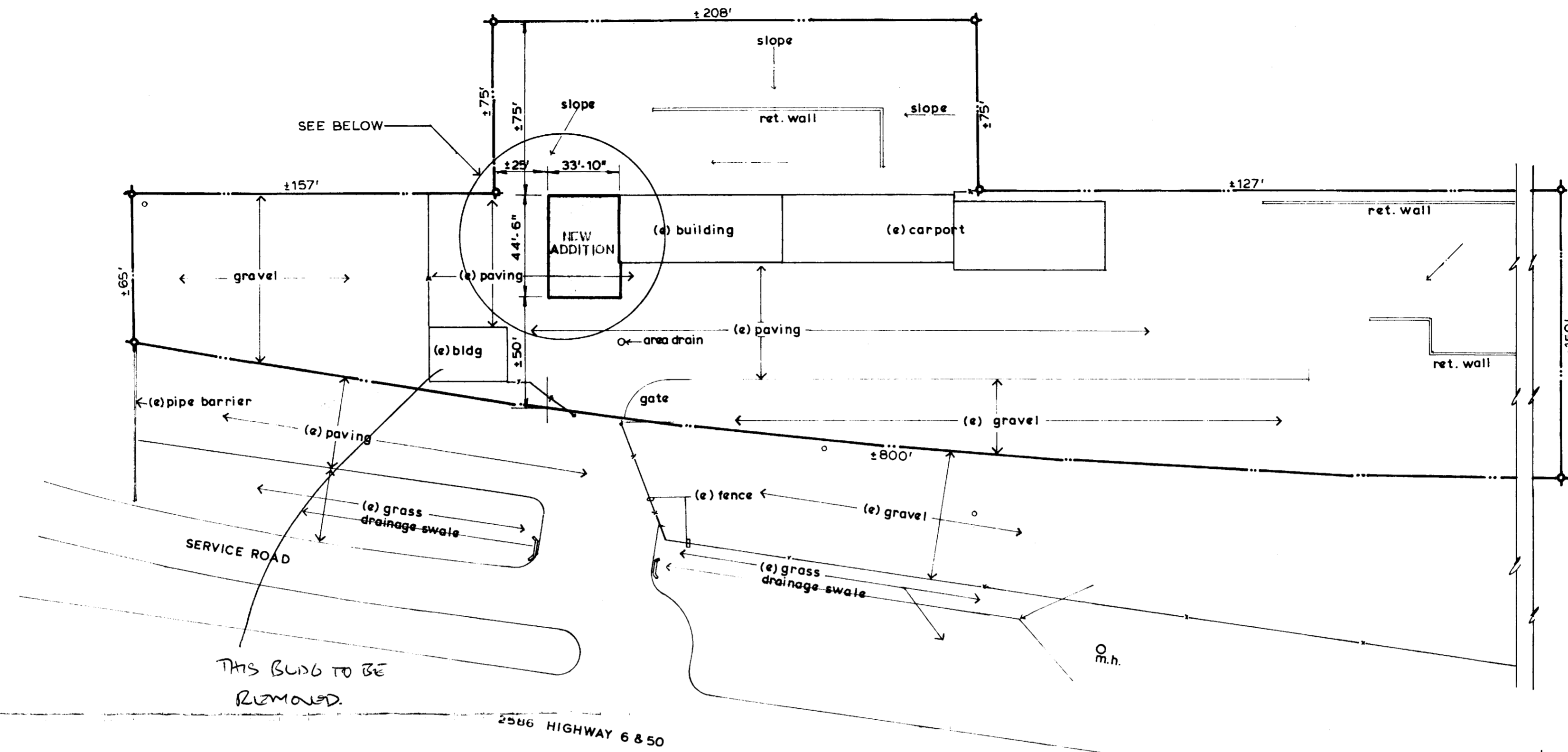
6 TREES

1200 \square REQ FOR STAIRS

900 \square OF CONTINUING PUMP MATERIAL

SOUTH FACING BUS, HOT IN SUMMER, NO RELIEF

S/B'S OK



PLOT PLAN
1" = 40'-0"



Beel Nelli 10-20-95

ACCEPTED
 ANY CHANGES TO THIS PLAN
 APPROVED BY THE
 DEPARTMENT OF
 RESOURCES AND
 LOCALITY DEVELOPMENT
 AND PROJECTS

BUILDING ADDITION FOR DANA MOTORS, INC. 2586 HWY 6 & 50 GRAND JUNCTION, COLORADO ALCO BUILDING CO. INC. 242-1423				SHEET OF 4
DRN:	DATE:	CHKD:	REVISED:	