	Table of Contents										
Fil Da		<u>SPR-1995-192</u> 1/2/99									
P r e s e n t X	S c a n e d X	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. 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. 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. *Summary Sheet – Table of Contents									
X	_	Application form Receipts for fees paid for anything									
X	X										
X											
		Reduced copy of final plans or drawings									
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		Individual review comments from agencies									
X	X										
X	X										
		*Staff Reports									
	. <u>.</u>	*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		Letter from Kristen Ashbeck to Steve McCallum – 11/29/95									
X X	<u>_X</u>	Planning Clearance - ** Warranty Deed									
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IV-13

GENERAL PROJECT REPORT

Project Location: 240 North Avenue Grand Junction, CO 81501

Project Name: Harbert Lumber storage shed

Date of Report: October 6, 1995

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The project is located at 240 North Avenue, on the North side of North Avenue on approximately 2 1/2 acres and consists of a 2,000 square foot three sided lumber storage shed.

The storage shed will be used to protect lumber products from the weather and provide a better quality product to the consumer.

The building will not require any variance or special use permits.

The building will be constructed as per all Building Department codes and Community Development requirements.

All land use in the area is commercial. Site access and traffic patterns will remain the same and impact on present traffic volume is not anticipated.

All present utility requirements, if needed, are on site. No demand will be imposed on utilities or services.

Site geology will remain unchanged.

Hours of operation shall remain in effect; Monday through Friday, 7:30am to 5:30pm, Saturday, 8:00am to 4:00pm, closed Sunday.

Additional signage will not be required.

Project will be scheduled October 20 through November 30, 1995.

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-192

TITLE HEADING: Si

Site Plan Review - Harbert Lumber Expansion

LOCATION: 240 North Avenue

PETITIONER: Harbert Investment Company

PETITIONER'S ADDRESS/TELEPHONE:

c/o Steve Mc Callum 552 25 Road Grand Junction, CO 81505 243-4642

PETITIONER'S REPRESENTATIVE:

Tom Cronk

STAFF REPRESENTATIVE: Kristen Ashbeck

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	10/31/95
Bob Lee	244-1656
No comments.	
U.S. WEST	11/1/95
Max Ward	244-4721
Okay.	
CITY FIRE DEPARTMENT	11/6/95
Hank Masterson	244-1414
The Fire Department has no problems with this proposal.	
COMMUNITY DEVELOPMENT DEPARTMENT	11/13/95
Kristen Ashbeck	244-1437
What is proposed for surface where existing buildings w	
	vin be demonstred: with buildings be
demolished immediately or is it a later phase?	
CITY UTILITY ENGINEER	11/13/95
Trent Prall	244-1590

No comment.

SPR-95-192 / REVIEW COMMENTS / page 2 of 2

CITY DEVELOPMENT ENGINEER	11/15/95
lody Kliska	244-1591
Sidewalk on the west side of the property (in front	of the existing building shown to be remov

Sidewalk on the west side of the property (in front of the existing building shown to be removed) should be installed to City standard - 6' wide, 4" thick concrete. A permit from the City Engineer is required prior to any sidewalk work in the right-of-way.

RESPONSE TO REVIEW COMMENTS

FILE #SPR-95-192

Location: 240 North Avenue Petitioner: Harbert Investment Company Petitioner's Address/Telephone: C/O Steve McCallum Grand Junction, CO 81505 243-4642 Petitioner's Representative: Tom Cronk Staff Representative: Kristen Ashbeck Response Submitted: November 28, 1995

+++Community Development Department, Kristen Ashbeck+++ The surface for the removed buildings is to be asphalt. The buildings will be removed and additional parking created at a date in the near future.

+++City Development Engineer, Jody Kliska+++ As per our conversation on Monday, November 20. I have discussed the sidewalk area in question with the owner. This will be replaced with concrete sidewalk and permitted, as per City specifications, during the construction period covering the proposed new shed on the North property line.

Sincerely,

Mclallum 101

Steve McCallum

NOV 28 RECT

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RESPONSE TO REVIEW COMMENTS

FILE #SPR-95-192

Location: 240 North Avenue Petitioner: Harbert Investment Company Petitioner's Address/Telephone: C/O Steve McCallum Grand Junction, CO 81505 243-4642 Petitioner's Representative: Tom Cronk Staff Representative: Kristen Ashbeck Response Submitted: December 4, 1995

+++Community Development Department, Kristen Ashbeck+++

On receipt of your letter dated November 29, 1995, I contacted Gordon Harbert regarding the two issues raised. His response was as follows:

1. Additional demolition of the existing building and construction of the parking area will not be scheduled within the six month time frame.

2. Construction of the requested sidewalk will be done as soon as a permit can be issued and will be applied for on Tuesday, December 5, 1995.

Sincerely,

Stéve McCallum

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT	
	!

Tom Joiner

UEG 5 KELU November 29, 1995



Grand Junction Community Development Department Planning • Zoning • Code Enforcement 250 North Fifth Street Grand Junction, Colorado 81501-2668 (970) 244-1430 FAX (970) 244-1599

Mr. Steve McCallum 552 25 Road Grand Junction, Colorado 81505

RE: SPR-95-192 Harbert Lumber

Dear Steve,

I have reviewed the response to comments regarding the project referenced above. All comments were addressed adequately; however, the following outstanding items must be completed prior to issuing a Planning Clearance:

- 1) Submit a revised plan showing layout of proposed parking under buildings to be demolished. If this is provided and the demolition/construction started within the next 6 months, a separate Site Plan Review for the parking area will not be required.
- 2) Execute an Improvements Agreement and Guarantee (see enclosed form) for the sidewalk construction.

Printed on recycled paper

Please give me a call if you have questions about these requirements.

Sincerely,

Kristen Ashbeck Planner

xc: Tom Cronk

