





GENERAL PROJECT REPORT

Project Location: 240 North Avenue  
Grand Junction, CO 81501

Project Name: Harbert Lumber storage shed

Date of Report: October 6, 1995

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: 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

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**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.**

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MESA COUNTY BUILDING DEPARTMENT 10/31/95  
**Bob Lee** 244-1656

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No comments.

U.S. WEST 11/1/95  
**Max Ward** 244-4721

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Okay.

CITY FIRE DEPARTMENT 11/6/95  
**Hank Masterson** 244-1414

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The Fire Department has no problems with this proposal.

COMMUNITY DEVELOPMENT DEPARTMENT 11/13/95  
**Kristen Ashbeck** 244-1437

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What is proposed for surface where existing buildings will be demolished? Will buildings be demolished immediately or is it a later phase?

CITY UTILITY ENGINEER 11/13/95  
**Trent Prall** 244-1590

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No comment.

CITY DEVELOPMENT ENGINEER

11/15/95

Jody Kliska

244-1591

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

NOV 28 REC'D

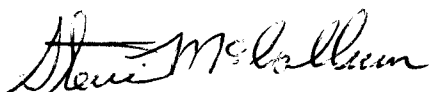
FILE #SPR-95-192

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,

  
Steve McCallum

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+++

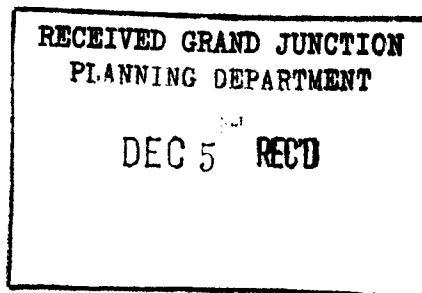
On receipt of your letter dated November 29, 1995, I contacted Gordon Harbert regarding the two issues raised. His response was as follows:

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,

*Tom Joiner*

  
Steve McCallum





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.

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

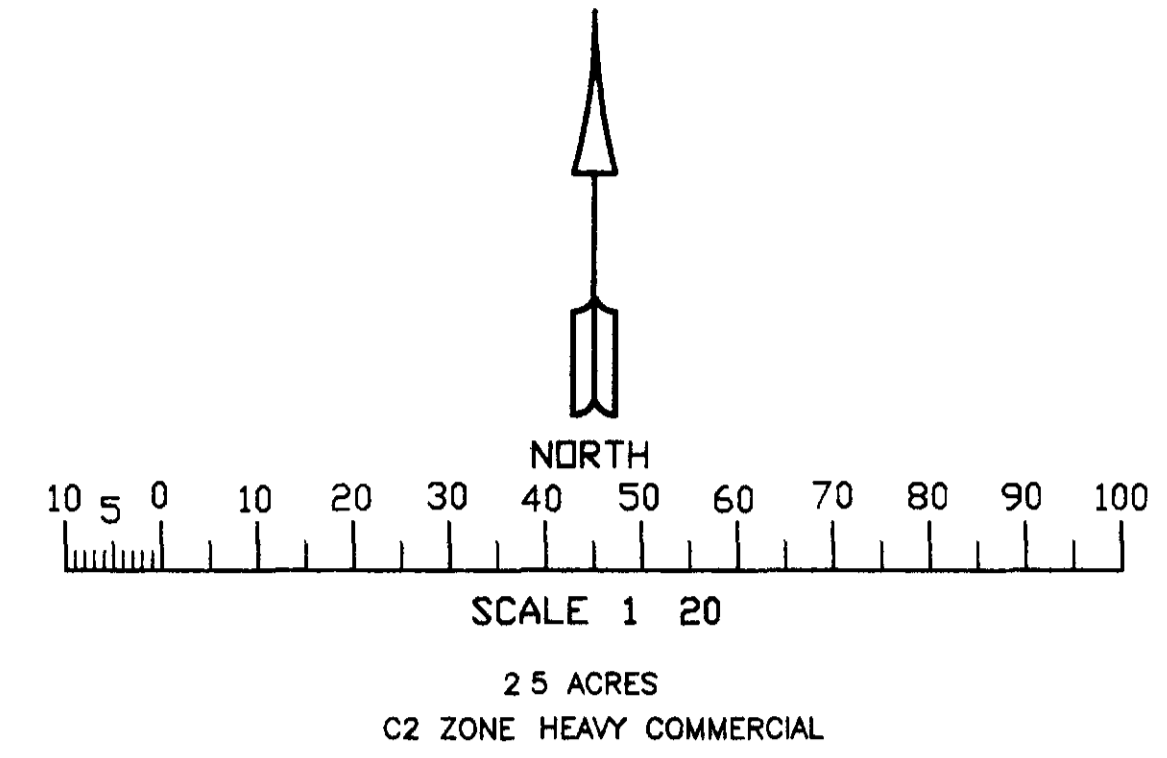
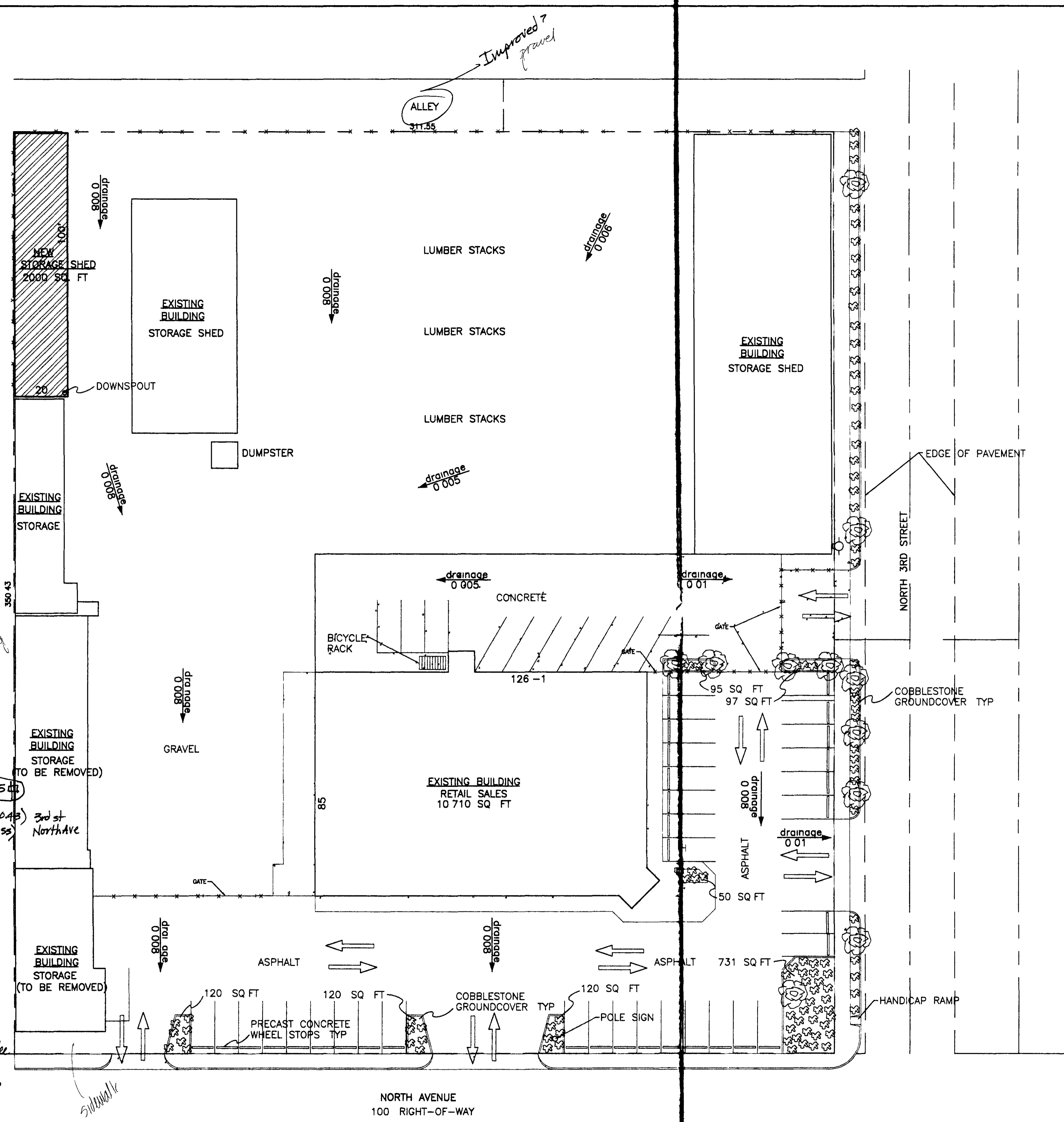
Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck  
Planner

xc: Tom Cronk





ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS DETAIL

THE CONTRACTOR SHALL HAVE A SIGNED COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS ON THE JOB-SITE

**LEGEND**

- GRAVEL
- CONCRETE
- TREE  
EXISTING QUANTITY 11  
COMBINATION OF NEWPORT PLUM AND HONEY LOCUST
- SHRUB  
EXISTING QUANTITY 125  
COMBINATION OF TAM JUNIPER ROSEBUSH BURNING BUSH SPARTAN JUNIPER YUCCA BARBERRY
- FIRE HYDRANT

NOTE NO UTILITIES ARE PROPOSED TO SERVICE NEW STORAGE SHED

PARKING CALCULATIONS	
REQUIRED - RETAIL SALES (10 710 SQ FT) 1/200 SQ FT	54
CURRENTLY EXISTING (35 CUSTOMER/10 EMPLOYEE) (INCLUDES 1 HANDICAPPED)	45
PROPOSED ADDITIONAL PARKING	0

LANDSCAPE CALCULATIONS	
REQUIRED INTERIOR PARKING LOT LANDSCAPING (21 552 SQ FT X 5%)	1077.6 SQ FT
EXISTING INTERIOR PARKING LOT LANDSCAPING	1333 SQ FT
PROPOSED ADDITIONAL LANDSCAPING	0 SQ FT

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

*Landscape requirement = 3404 sq ft*

*1,314 (75% of 5 x 350.4)*

*1,168 (75% of 5 x 311.5)*

*+ 5% parking area*

*50x125 12750*

*+ 95x60 5700*

*18450*

*922.5*

*123% landscaping on site*

*No new construction no new landscaping*

*No new hard surface no drainage fee TOP?*

*Handicap ramps at all drives?*

**PLOT PLAN**  
SCALE 20=1

REVISIONS	DATE	REMARKS	BY

HARBERT LUMBER CO  
Plot Plan  
204 North Avenue

TPI Building Erectors  
552 25 Road #D  
Grand Junction CO 81505

ENGINEERING DESIGN BY  
GRONK CONSTRUCTION INCORPORATED  
1129 24 ROAD

PROJECT  
Harbert Lumber  
Plot Plan

SCALE  
20 scale

DATE DRAWN  
10/2/95

LATEST REVISIONS  
No Revisions

SHEET 1 OF 1