Table of Contents

Da	te	1/2/99												
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the												
r	c	ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There												
e s	a n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been												
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ń.	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 me.												
		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	X	*Summary Sheet – Table of Contents												
		Application form												
X		Receipts for fees paid for anything												
X	X	*Submittal checklist												
X	X	*General project report												
		Reduced copy of final plans or drawings												
X		Reduction of assessor's map												
		Evidence of title, deeds												
		*Mailing list												
\exists		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	*Consolidated review comments list												
X	X	*Petitioner's response to comments												
		*Staff Reports												
		*Planning Commission staff report and exhibits												
		*City Council staff report and exhibits												
		*Summary sheet of final conditions												
Ī		*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	File Close-out Summary												
X		E-mail from Rhonda Edwards to Bill Nebeker – 2/16/96												
X	X	Letter from Bill Nebeker to Robert Turner – 12/8/95												
X	X	Planning Clearance - ** Policy Information Form												
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SITE PLAN REVIEW

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NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

APRIL 1995

IV-



Alco Building Company, Inc.

To: City Community Development

Re: Holsum Bread

567 South 15th Street

Grand Junction, Colorado 81501

We are proposing to construct a truck service facility at the above address.

There will not be any increase in employees.

Sincerely,

Robert V. Turner, President Alco Building Company, Inc.

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-193

TITLE HEADING:

Site Plan Review - Holsum Bakery

Truck Wash & Repair

LOCATION:

567 S 15th Street

PETITIONER:

Holsum Bakeries

PETITIONER'S ADDRESS/TELEPHONE:

c/o Alco Building Company

529 25 1/2 Road

Grand Junction, CO 81505

242-1423

PETITIONER'S REPRESENTATIVE:

Joe Krabacher

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 <u>ALL</u> ISSUES HAVE BEEN RESOLVED.

MESA COUNTY BUILDING DEPARTMENT

Rob Lee

11/1/95

244-1656

Addition must be separated from the existing building as required by the Building Code.

CITY FIRE DEPARTMENT

Hank Masterson

11/6/95

244-1414

The Fire Department has no problems with this proposal.

In order to receive a building permit clearance form, a complete set of building plans along with a complete set of plans, calculations and specifications for the extension of the fire sprinkler system must be submitted to the Fire Department for our review and approval.

CITY UTILITY ENGINEER

11/13/95

244-1590

Please contact Dan Tonello with the Industrial Pretreatment Section (244-1489) at the Persigo Sewer Treatment Plant for specific requirements for a oil/water separator for the proposed truck wash.

COMMUNITY DEVELOPMENT DEPARTMENT

11/15/95

Rill Nebeker

Trent Prall

244-1447

- 1. The entire area behind (south) the main building is not paved as shown on the site plan. Show the paving in front of garage doors that is proposed with this addition, up to the existing paving.
- 2. If proposed addition has garage door opening(s) on the west side, a paved driveway must be installed out to existing asphalt paved areas.

SPR-95-193 / REVIEW COMMENTS / page 2 of 2

- 3. Will the blue carport behind the main building remain on site? If so, show its location.
- 4. Landscaping of some sort to match or complement landscaping along 15th Street to the south is highly recommended.

CITY DEVELOPMENT ENGINEER lody Kliska

11/15/95 244-1591

- 1. The submittal does not address how the truck wash will contain its runoff water both from the wash water and from stormwater runoff, There appears to be a drainage swale on site which runs off onto adjacent properties. City Code does not allow discharge above the historic rate onto private property without permission, such permission being in the form of a recorded easement.
- 2. City Code requires all parking and traffic circulation areas to be paved. The plan does not indicate how circulation is accomplished, but a site visit indicated the likely path on the west side of the building.
- 3. Transportation Capacity Payment is \$878.40.



Alco Building Company, Inc.

Mr. Bill Nebeker Community Development City of Grand Junction November 21, 1995

RE: Site Plan Review - Holsum Bakery

File #SPR-95-193

The following is our response to the Review Comments on reference project:

Mesa County Building Department

Two sets of plans have been turned into the Building Department showing a 2 hour separation wall.

City Fire Department

One set of plans has been turned into the Fire Department showing a 2 hour separation wall.

City Utility Engineer

We contacted Dan Tonello about the three compartment oil/water separator and he indicated he would write a letter approving the system.

Community Development Department

All gravel and paved areas have been added to the plans. The blue building footprint has also been added to the plans.

City Development Engineer

We have the three compartment sand trap which will contain all runoff water from the wash area. The concrete slab will be sloped to a center drain. The plans have been changed to show the paved areas. The Transportation Capacity Payment will be paid.

If there are any issues that we have not addressed, please advise us.

Thank you for your assistance.

Sincerely,

Robert V. Turner, President

Alco Building Company, Inc.



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

December 8, 1995

Robert V. Turner Alco Building Company, Inc. PO Box 996 Grand Junction, CO 81502

Holsum Bakery Truck Service Facility; SPR-95-193 Re:

Dear Bob:

One final correction to this site plan is needed. Please change paved area in front of doors on west side of the building to 30'. Make changes, submit at least 3 new copies of the site plan and the planning clearance will be ready. TCP is \$878.40.

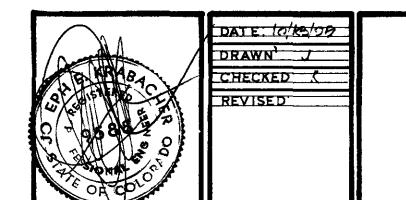
If you have any questions please call me at 244-1447.

Sincerely,

Bill Nebeker Senior Planner

Bel Nell

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
DEC 11 RECO



BUILDING ADDITION FOR
HOLSUM BAKERS
567 SO 15TH
GRAND JUNCTION COLORADO
ALCO BUILDING CO. INC
242 1423

