### **Table of Contents** SPR-1995-208 10/25/99 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 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. \*Summary Sheet - Table of Contents X Application form X Receipts for fees paid for anything X \*Submittal checklist X \*General project report 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 Individual review comments from agencies X \*Consolidated review comments list \*Petitioner's response to comments \*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 expiration date) **DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:** X X Posting of Public Notice Signs X X Planning Clearance - \*\* - scanned but voided X X Site Plan X Warranty Deed X X Letter from Grand Valley Rural Power Lines to Mike Adinolfe – 6/28/95 X X Landscape & Irrigation, Site Plan Proposal

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<ul> <li>Application Fee 100 + \$15/acre</li> <li>Submittal Checklist *</li> <li>Review Agency Cover Sheet *</li> <li>Planning Clearance *</li> <li>11"x17" Reduction of Assessor's Map</li> <li>Evidence of Title - Tifle Tris or Deed</li> <li>Deeds</li> <li>Deeds</li> <li>O Avigation Easement</li> <li>O ROW</li> <li>O Improvements Agreement/Guarantee *</li> <li>O CDOT Access Permit</li> <li>O Industrial Pretreatment Sign-off</li> <li>General Project Report</li> <li>O Elevation Drawing</li> <li>Site Plan</li> <li>O 11"x17" Reduction of Site Plan</li> </ul>	VII-1 VII-3 VII-3 VII-3 VII-1 VII-2 VII-1 VII-2 VII-2 VII-2 VII-2 VII-2 VII-3 VII-4 X-7 IX-13 IX-29 IX-29	1 							1							┓╸┥╴ ┥╴┥╸┥╸┥╴ ┥╴┥╸┥╸					1								
<ul> <li>O Grading and Drainage Plan</li> <li>O Storm Drainage Plan and Profile</li> <li>O Water and Sewer Plan and Profile</li> <li>O Roadway Plan and Profile</li> <li>O Road Cross-Sections</li> <li>O Detail Sheet</li> <li>Landscape Plan (<i>m Site plan</i>)</li> <li>O Geotechnical Report</li> <li>O Final Drainage Report</li> </ul>	IX-16 IX-30 IX-34 IX-28 IX-27 IX-12 IX-20 X-8	1 1 1 1 2 1	2 2 2 1 1	1			1					1		1	1		1		1										
O Stormwater Management Plan	X-5,6 X-14 X-10,11 X-15	1	2 2 1 2									1							1										

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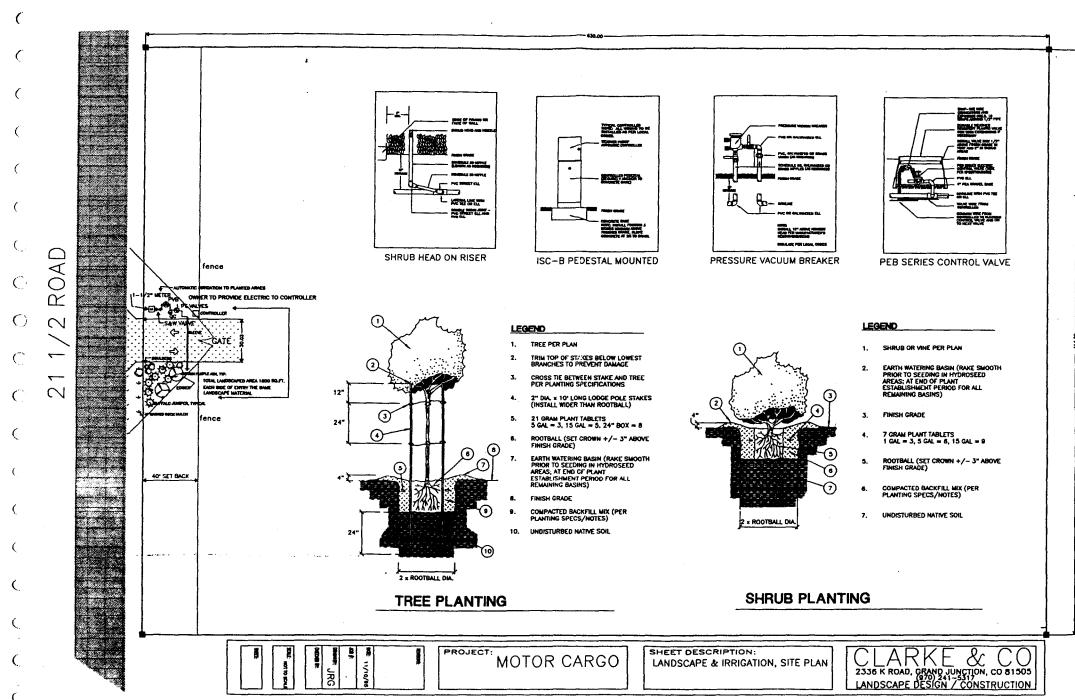
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#### General Project Report

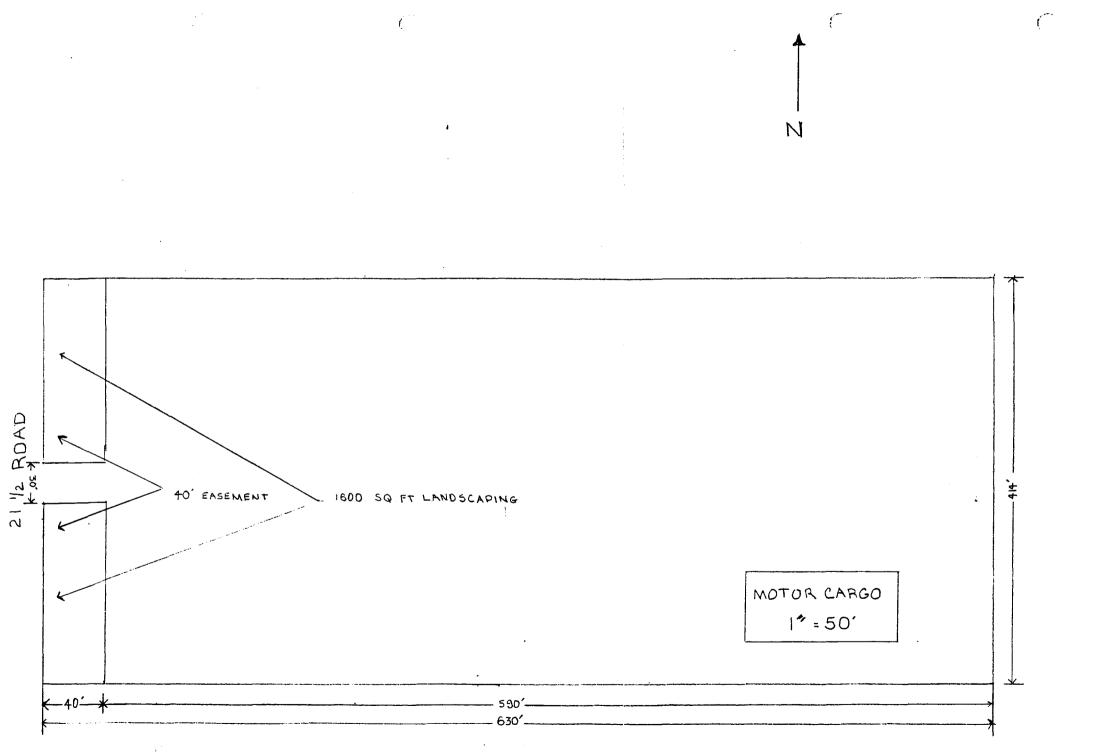
- A. Project Description
  - 1. Location 774  $21\frac{1}{2}$  Road Grand Junction, CO
  - Proposed Use Storage Lot for our trailers.
- C. Project Compliance, Compatibility, and Impact
  - 3. Site access and traffic patterns The site will be acessed off of Hwy 6 & 50 to 21½ Road to our lot. Traffic Patterns will be off of 6 & 50, and off I-70.

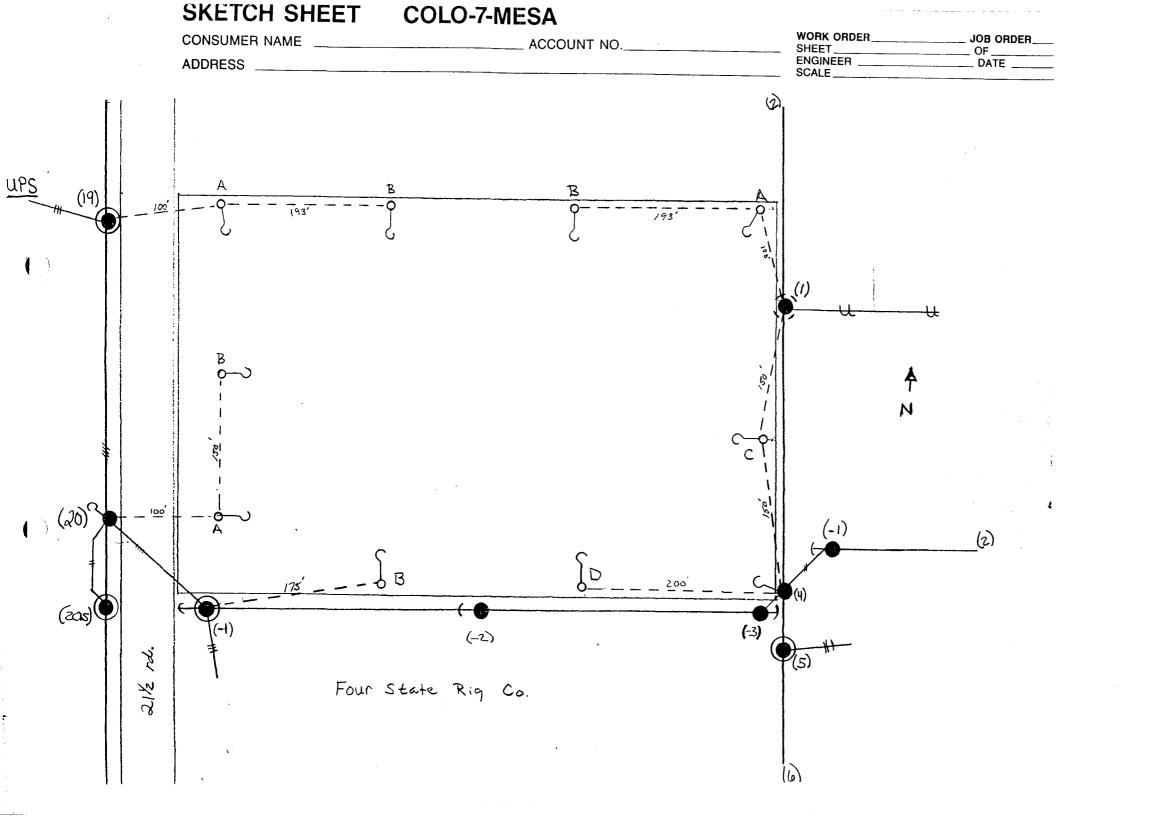


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# **REVIEW COMMENTS**

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FILE #SPR-95-208

TITLE HEADING: Site Plan Review - Trailer Storage

LOCATION: 774 21 1/2 Road

**PETITIONER:** Motor Cargo

**PETITIONER'S ADDRESS/TELEPHONE:** 

1451 4th Avenue Grand Junction, CO 81501 244-6942

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.

GRAND JUNCTION FIRE DEPARTMENT	11/29/95
Hank Masterson	244-1414
The Fire Department has no problems with this proposal.	
MESA COUNTY BUILDING DEPARTMENT	11/29/95
Bob Lee	244-1656
Trailers cannot be used for office space. Buildings housing Building Code. All electrical work performed at the site will r	• •
UTE WATER	11/30/95
Gary R. Mathews	242-7491
No objections. Policies and fees in effect at the time of applic	
CITY UTILITY ENGINEER	12/6/95
Trent Prall	244-1590
No comment.	
CITY DEVELOPMENT ENGINEER	12/8/95
Iody Kliska	244-1591
No comment at this time. When site is developed further, trar reviewed and assessed.	nsportation and drainage fees will be
COMMUNITY DEVELOPMENT DEPARTMENT	12/8/95
Kristen Ashbeck	244-1437

The storage area may not be used until landscaping is complete; or, since landscaping is not likely to be completed in the winter months, an Improvements Agreement and Guarantee (with cash in escrow or a Letter of Credit) can be completed prior to issuing a Planning Clearance (see form enclosed).

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## SPR-95-208 / REVIEW COMMENTS / page 2 of 2

CITY POLICE DEPARTMENT	12/8/95
Dave Stassen	244-3587
I think this is a good use of the location	I would also like to be contacted when they are deciding

I think this is a good use of the location. I would also like to be contacted when they are deciding where to place and what type of security lights are to be used.

## TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney U.S. West

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P.O. Box 190, 2727 Grand Avenue Grand Junction, Colorado 81502-0190 (303) 242-0040 • FAX (303) 242-0612

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June 28, 1995

Mike Adinolfe Motor Cargo 16700 Smith Road Aurora, CO 80011

Subject: Electrical service to 774 21-1/2 Road. 90095/9027

Dear Mr. Adinolfe:

Per your request for electrical service at subject location, we are providing you with the following proposal.

Based on the design by our field representative, for overhead electrical service that includes 9 poles and 10 security light fixtures, the cost estimate is \$7,777.00. There is a \$25.00 Share of Stock and Service fee required for this account also.

We would be available to discuss the enclosed layout and type luminaires available. You may also want to consider directional style luminaires with metal poles installed by a contractor in which case we can provide a power delivery point. If you would elect to use a contractor then you would also want to contract for lamp replacement.

This estimate is contingent upon obtaining an easement.

Please refer to enclosed "Construction Scheduling for Electrical Line Extensions or Service Work".

"Start of construction" for electric service/line extensions is currently averaging <u>3-5 weeks</u> (after payment/contract) because of the volume of new housing construction in the Grand Junction and surrounding areas.

This proposal shall supersede all prior proposals if any and shall be valid for 60 days from the date of this letter indicated above, at such time and thereafter, this proposal shall be null and void.

The Company reserves the right to change unit costs, construction standards and tariffs. We look forward to serving your

• Your Coop - Committed to Service • GRAND VALLEY RURAL POWER LINES, INC.