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File <u>MC-1996-170</u>

Name: <u>Moreland Office Addition – 1035 Grand Avenue</u>

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X		Reduction of assessor's map.			Sec. All a first free free free free free free free fre
L		Evidence of title, deeds, easements			the second s
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		*Final reports for drainage and soils (geotechnical reports)			a series a series de la companya de
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L		*Staff Reports			
<u> </u>		*Planning Commission staff report and exhibits			
L		*City Council staff report and exhibits			
<u> </u>		*Summary sheet of final conditions			
		DOCUMENT DESCR		<u>11</u>	<u>ON:</u>
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	X	File Close-out Summary		T	
X		Quit Claim Deed – Bk 2235 / Pg 725			
X	X	Site Plan – to be scanned			
X		As-builts			
X		Driveway Easement Agreement – 2/25/86– not recorded – not	T	Τ	
		conveyed to City			
X		Warranty Deed – Bk 2098/Pg 47			
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PRE-APPLICATION CONFERENCE

Date: 7-16-96 Conference Attendance: <u>SIL</u> Proposal: <u>STD7465</u> Location: 1035 672405	MOJERCA? SHAN	NE ROBERTS
Tax Parcel Number:	<u>CUP</u> Z	15-94, 7-86 Grand Junction.)
Additional ROW required? Adjacent road improvements required	NO 1? NO re Plan of Parks and Percention?	
Parks and Open Space fees required? Recording fees required? Half street improvement fees/TCP rec Revocable Permit required?		Estimated Amount: Estimated Amount: Estimated Amount:
State Highway Access Permit require On-site detention/retention or Drainag Applicable Plans, Policies and Guide	d? ge fee required?	
Located in identified floodplain? FIR Located in other geohazard area?		· · · · · · · · · · · · · · · · · · ·
Located in established Airport Zone? Avigation Easement required?	Clear Zone, Critical Zone, Area o	of Influence?
	attention as needing special atten	paration and design, the following "checked" tion or consideration. Other items of special
O Access/Parking O Drainage O Floodplain/Wetlands Mitigation O Other Related Files:	•	O Land Use Compatibility O Traffic Generation O Geologic Hazards/Soils

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT

Location:

Project Name:___

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REVIEW COMMENTS

Page 1 of 1

FILE #MC-96-170

TITLE HEADING: Dr. Scott Moreland Addition

LOCATION: 1035 Grand Avenue

PETITIONER: Scott Moreland, DDS

PETITIONER'S ADDRESS/TELEPHONE:

1035 Grand Avenue Grand Junction, CO 81501 243-8580

PETITIONER'S REPRESENTATIVE:

Shane Roberts

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY COMMUNITY DEVELOPMENT Bill Nebeker	8/12/96 244-1447
	d to the west to provide adequate maneuvering area for the
2. Additional parking may be required in Parking spaces shall be striped per the	the future for use of the second level of this building. approved plan.
CITY DEVELOPMENT ENGINEER	8/9/96
Jody Kliska	244-1591
No comment.	
CITY FIRE DEPARTMENT	8/7/96
Hank Masterson	244-1414
The Fire Department has no problems with the	is proposal.
MESA COUNTY BUILDING DEPARTM	ENT 8/2/96
Bob Lee	244-1656

We have reviewed plans for this project. When conversion is made to office space a separate permit will be required.

TO DATE, NO COMMENTS RECEIVED FROM:

Downtown Development Authority

Project Report for Storage addition

A. 16'x31' expansion to rear of dental office for storage (unfinished).

1.Location: Lots 8-10 block 87 1035 Grand Ave. Grand Junction

2.Total acreage: .30 acre

3. Storage of office supplies, files, ect.

B. Public benefit: Less congestion of current office area, allowing for easier movement and personnel circulation thus improving efficiency.

C. Project compliance

1.

2. Land use in surrounding area is primarily residential with a church and school to the north.

3. Site access will continue to be from Grand Ave at west side of lot proceeding to the south parking lot.

4. No change

- 5. No change
- 6. No change
- 7. N/A
- 8. N/A
- 9. Hours of operation: 7:00am to 4:00pm Mon. Thurs.
- 10. No change
- 11. No change to existing.

D. Development Schedule

Day:

- 1-3. Dirt work and concrete
- 4-8. Frame, sheet roof, set windows, siding, soffit and facia
- 9&10 Roofing and back fill
- 11. Public Service Co. to reset gas meter

1

12. final inspection and sign-off.

File Close-out Summary

File #: MC-96-170

Name: Moreland Office Addition

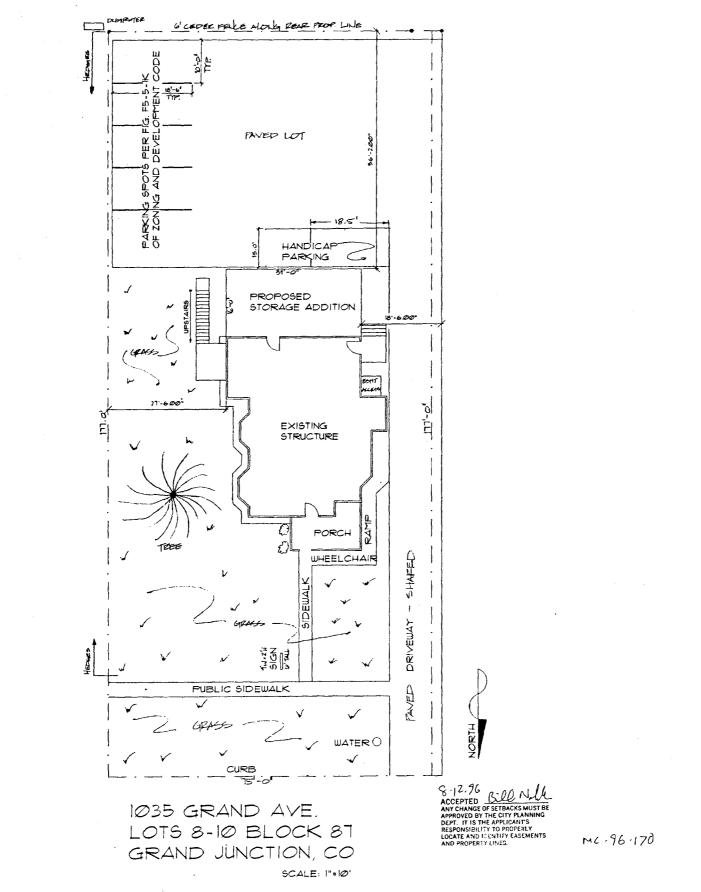
Staff: Bill Nebeker

Action: Approved

Comments: no C of O requested for this addition; site appears to be constructed a shown on site plan

File Turned In: 02-28-97

- GRAVEL ALLEY ---



MC-1996-170