Table of Contents

File MC-1996-186 Name: Belford Apartment Sign – 1102 Belford Avenue					- 1102 Belford Avenue	
P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the						
r	c	retrieval system. In some instances, items are found on the list				
e	a					
S	n	file because they are already scanned elsewhere on the system. be found on the ISYS query system in their designated categori			se scanned documents are denoted with (**) and will	
e n	n e	Documents specific to certain files, not found in the standard ch			ist materials and listed at the bettern of the war-	
t	d	Remaining items, (not selected for scanning), will be listed and a	ec —	CKI)	ist materials, are listed at the bottom of the page.	
		the contents of each file.	111	arr	teu present. This index can serve as a quick guide for	
		the contents of each the.				
X	X	Table of Contents	_			
		*Review Sheet Summary				
	\dashv	*Application form				
X	\dashv	Review Sheets				
X	-	Receipts for fees paid for anything				
X		*Submittal checklist				
	-	*General project report				
		Reduced copy of final plans or drawings				
	\dashv	Reduction of assessor's map. Evidence of title, deeds, easements			No. 2012 10 10 10 10 10 10 10 10 10 10 10 10 10	
\dashv		· · · · · · · · · · · · · · · · · · ·			proceedings of the second of t	
\dashv	_	*Mailing list to adjacent property owners			s to diese that it is the property of the	
	-	Public notice cards			e and translation control	
_		Record of certified mail			i to all alkaziti at sail	
	\dashv	Legal description			escale de la Companya	
_		Appraisal of raw land			and the second second	
		Reduction of any maps – final copy			a, h, ha da ky ga wa ili a	
		*Final reports for drainage and soils (geotechnical reports)			<u> </u>	
_		Other bound or non-bound reports	_		e kara dikt differ a di e-	
	-	Traffic studies			Consultation of the consul	
X	X	*Review Comments			1877	
\dashv	_	*Petitioner's response to comments				
\dashv		*Staff Reports				
		*Planning Commission staff report and exhibits				
\dashv	-	*City Council staff report and exhibits				
	*Summary sheet of final conditions					
DOCUMENT DESCRIPTION:						
X	X	Correspondence	Т			
X	x	Sign Permit - ** - issued 9/6/96	+	\dashv		
\dashv	\dashv	3.5.1	+			
\dashv			7			
\dashv	+		\dashv	╌┤		
\neg	\dashv		+			
\dashv	_		+			
\dashv	\dashv		+	一		
\dashv	\dashv		+			
\dashv	\dashv		+	-		
+	\dashv		+			
+	-+		\dashv	-		
\dashv	\dashv		+	\dashv		
	+		+	-		
+			+			
-	-+	And the second s	+	\dashv		
1						

PRE-APPLICATION CONFERENCE Date: 8/6/96 Conference Attendance: Proposal: Mnov Change -Tax Parcel Number: 2945 - 14 (Fee is due at the time of submittal. Make check payable to the City of Grand Junction.) Additional ROW required? Adjacent road improvements required? Area identified as a need in the Master Plan of Parks and Recreation? Parks and Open Space fees required? Estimated Amount: Recording fees required? Estimated Amount: Half street improvement fees/TCP required? ______ Estimated Amount: ____ Revocable Permit required? __ State Highway Access Permit required? On-site detention/retention or Drainage fee required?__ Applicable Plans, Policies and Guidelines Located in identified floodplain? FIRM panel #_____ Located in other geohazard area? Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? Avigation Easement required? While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process. O Access/Parking O Screening/Buffering O Land Use Compatibility O Drainage O Landscaping O Traffic Generation O Floodplain/Wetlands Mitigation O Availability of Utilities O Geologic Hazards/Soils O Other _ Related Files: PZP 95-21Z

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)



August 12, 1996

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. Jim Love 137 Santa Fe Drive Grand Junction, Colorado 81501

Dear Mr. Love,

This letter is to inform you that the developer of the project under construction on the northeast corner of 11th Street & Belford Avenue has requested a Minor Change to the existing Planned Residential zoning in order to allow for an identification sign at the front entrance to the building. The Minor Change process requires that anyone who testified at a previous hearing on the project be notified of the proposed revision.

Enclosed please find a copy of the drawings of the proposed sign. If you have questions or concerns about the Minor Change please contact the Community Development Department at 244-1430 no later than August 20, 1996.

Sincerely,

Kristen Ashbeck

Planner

encl .

REVIEW COMMENTS

Page 1 of 1

FILE #MC-96-186

TITLE HEADING: Belford Apartments - Sign

LOCATION:

NE corner of 11th & Belford

PETITIONER:

Vostatek Construction

PETITIONER'S ADDRESS/TELEPHONE:

3439 Grand Valley Canal

Clifton, CO 81520

434-5665

PETITIONER'S REPRESENTATIVE:

Carl Vostatek

STAFF REPRESENTATIVE:

Kristen Ashbeck

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

CITY COMMUNITY DEVELOPMENT

8/20/96

Kristen Ashbeck

244-1437

- 1. A Sign Permit, issued to a licensed sign contractor, is required.
- 2. The Sign Clearance form submitted does not indicate whether the sign is to be illuminated or not. If it is to be lighted, it shall utilize indirect illumination only.

CITY DEVELOPMENT ENGINEER

8/18/96

Jody Kliska

244-1591

No comment.

CITY CODE ENFORCEMENT

8/14/96

Jan Koehn

244-1593

Should meet the setback for street standards (fences, walls, etc.) - 5' from back of sidewalk.



August 23, 1996

Carl Vostatek Vostatek Construction 3439 Grand Valley Canal Clifton, Colorado 81520 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

RE: MC 96-186 - Belford Apartments - Sign

Dear Carl,

By this letter, the City of Grand Junction Community Development Department is approving a minor change to the Final Plan for the Belford Apartments. This change is allow construction of a freestanding monument identification sign to be located in the front yard along Belford Avenue. The approval is subject to the following conditions:

- 1) A **Sign Permit,** issued to a licensed sign contractor, is required.
- 2) If the sign is to be lighted, it shall utilize indirect illumination only.

Please do not hesitate to contact me if you have questions regarding the approval of this minor change to the Belford Apartments Final Plan.

Sincerely,

Kristen Ashbeck

Planner