

PRE-APPLICATION CONFERENCE

Date: 8/6/96
Conference Attendance: Carl Vostatek, Kristen Ashbeck
Proposal: Minor change - Belford Apts - Add sign
Location: 11th & Belford

Tax Parcel Number: 2945-141-06-024
Review Fee: \$50

(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.

- Access/Parking
- Drainage
- Floodplain/Wetlands Mitigation
- Other _____
- Screening/Buffering
- Landscaping
- Availability of Utilities
- Land Use Compatibility
- Traffic Generation
- Geologic Hazards/Soils

Related Files: RZP 95-212

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.

X Carl Vostatek
Signature(s) of Petitioner(s)

X Carl Vostatek
Signature(s) of Representative(s)



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

August 12, 1996

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,

A handwritten signature in cursive script, appearing to read "Kristen", with a horizontal line extending to the right.

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,

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

Kristen Ashbeck
Planner