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File <u>SPR-1996-043</u> Name: <u>Intermountain Auto-Deannexed</u>					
P	S	S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record	on the ISYS		
r	С	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic	development		
e	a	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will			
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t	d	Documents specific to certain ries, not found in the standard checklist materials, are listed at the bottom of the page.			
	"	Remaining items, (not selected for scanning), will be fisted and marked present. This index can serve as a qu	lick guide for		
		the contents of each file.			
X	X	X Table of Contents	Table of Contents		
		*Review Sheet Summary			
		*Application form			
		Review Sheets			
v					
X		Receipts for fees paid for anything	ALA WEB 1816 A P		
		*Submittal checklist			
X	X	X *General project report			
		Reduced copy of final plans or drawings			
X		Reduction of assessor's map.			
X		Evidence of title, deeds, easements			
		*Mailing list to adjacent property owners			
		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 non-bound reports			
		Traffic studies			
X	X	*Review Comments			
		*Petitioner's response to comments			
		*Staff Reports			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
	*Summary sheet of final conditions				
DOCUMENT DESCRIPTION:					
X		Planning Clearance – 2/27/96 – not signed off			
X		Verification of Purchase Order			
X	X	X Picture of Building			
X	X	X Site Plan			
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REVIEW COMMENTS

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FILE #SPR-96-43

TITLE HEADING: Site Plan Review - Storage Building

LOCATION:

2950 North Avenue

PETITIONER:

Dan & Vicque Clark

PETITIONER'S ADDRESS/TELEPHONE:

2950 North Avenue

Grand Junction, CO 81504

245-3450

STAFF REPRESENTATIVE:

Kristen Ashbeck

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

GRAND JUNCTION DRAINAGE DISTRICT

3/7/96

John Ballagh

242-4343

_The nearest drainage district facility is the North Fruitvale Drain which flows southerly approximately 300 feet west from this site. Surface runoff from the site does flow into the North Fruitvale Drain regardless of whether the flow is in the streets (29 1/2 or North Avenue) or in the irrigation/waste ditches which are along the east and south lines of the lot.

No on-site or off-site drainage/grading plans were provided for review.

MESA COUNTY BUILDING DEPT.

3/5/96

Bob Lee

244-1656

A City licensed general contractor is required for the building erection. We need two sets of scaled structural plans for our review. Allow 10 to 14 days for plan review.

CITY DEVELOPMENT ENGINEER

3/12/96

Jody Kliska

244-1591

- 1. Will drainage be contained on site? Please indicate drainage patterns or spot elevations on the site plan which indicates drainage from this site does not impact adjacent properties.
- 2. No transportation capacity payment is required.

CITY UTILITY ENGINEER

3/12/96

Trent Prall

244-1590

The City of Grand Junction Utility Division has no objections to the storage building.

CITY COMMUNITY DEVELOPMENT

3/13/96

Kristen Ashbeck

244-1437

- 1. An additional review packet was sent to Fruitvale Lateral and Wasteditch. Further comments may be forthcoming.
- 2. Landscape requirement is met with existing landscaping on site.

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CITY FIRE DEPARTMENT

3/13/96

Hank Masterson

244-1414

- 1. An additional fire hydrant is needed locate this hydrant along North Avenue just west of the North Avenue entrance.
- 2. Submit complete building plans to the Fire Department for our review and approval. Upon completion of our plan review, a building permit clearance form will be issued. A copy of this form is required by the building department before they issue a building permit.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Police Department City Attorney Grand Valley Irrigation Fruitvale Lateral & Wasteditch SPR 96-43 SITE PLAN REVIEW - NEW STORAGE BUILDING / INTERMOUNTAIN AUTO 2950 NORTH AVENUE

Processed as an administrative Site Plan Review. Comments provided to petitioner March 14, 1996. Community Development had not received a response to comments as of May 7, 1996. Petitioner's primary concern was requirement of fire hydrant by the Grand Junction Fire Department. Petitioner's intent was to file application with the County, where fire hydrant may not be required.

