



# REVIEW COMMENTS

Page 1 of 2

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

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

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**GRAND JUNCTION DRAINAGE DISTRICT**

3/7/96

**John Ballagh**

242-4343

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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

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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

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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

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

**CITY COMMUNITY DEVELOPMENT**

3/13/96

**Kristen Ashbeck**

244-1437

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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.

**CITY FIRE DEPARTMENT**

**3/13/96**

**Hank Masterson**

**244-1414**

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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

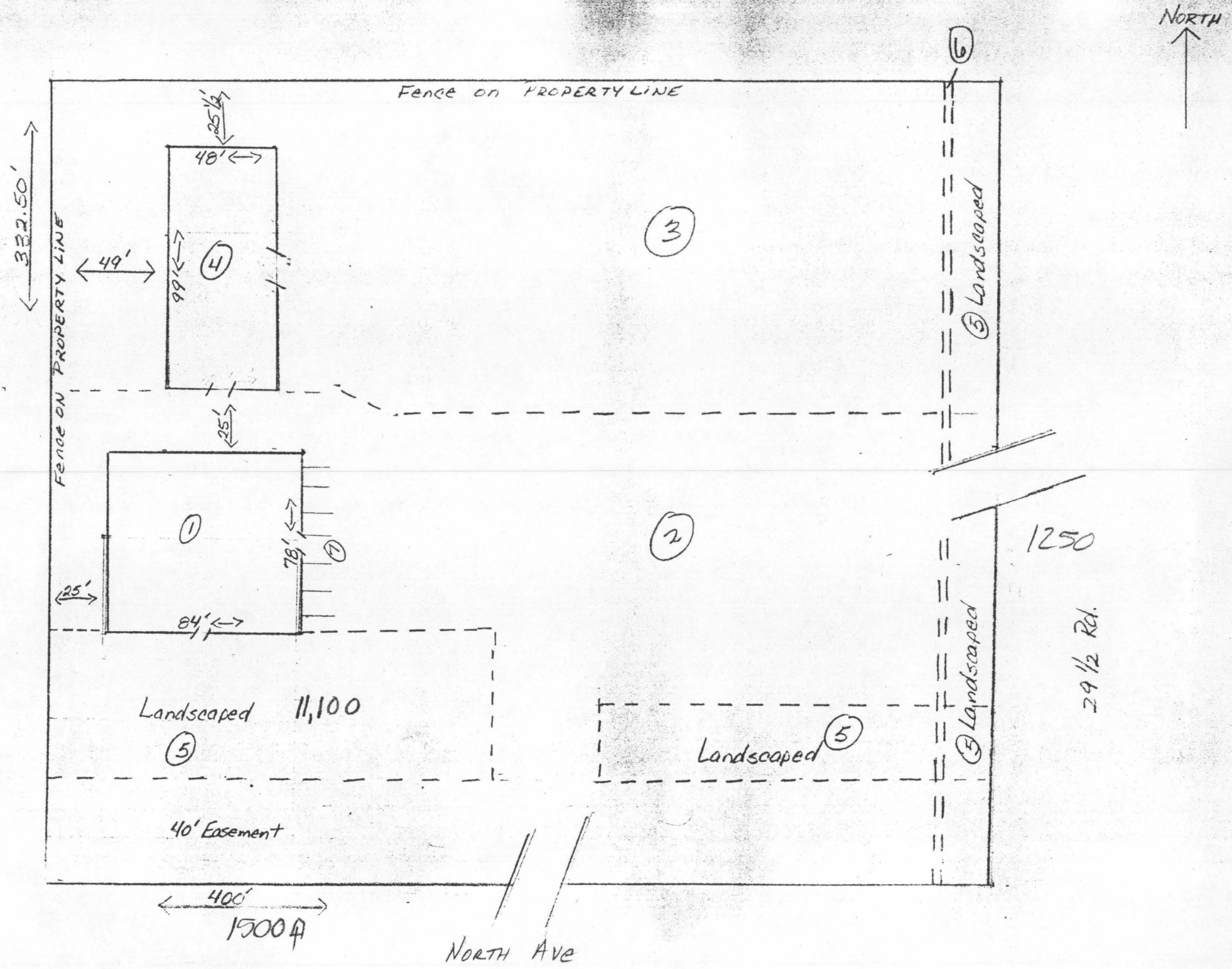
Fruitvale Lateral & Wasteditch

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.

- 1. Existing Building
- 2. Pavement
- 3. Road Base
- 4. New Building  
(See attached picture)
- 5. Grass & Trees
- 6. Fence
- 7. PARKING



1 INCH = 50'

