

PRE-APPLICATION CONFERENCE

Date: 8/2/96
Conference Attendance: Larry Sipes, Kristen Ashbeck
Proposal: Outdoor Storage - construction
Location: 578 29 Road

Tax Parcel Number: _____
Review Fee: \$100

(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: _____

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 Larry Sipes
Signature(s) of Petitioner(s)

X _____
Signature(s) of Representative(s)

6

Planned usage for 578 25 Road
Grand Junction CO.

The Primary use will be as a residence.

The yard is to be completely fenced to the front of the house and the front yard will be partially graveled to allow off-street parking for guests.

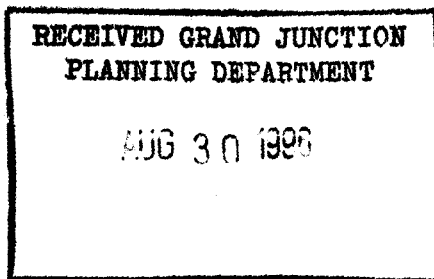
The rear yard will be used as a storage and staging area for construction materials, supplies and associated equipment.

August 30, 1996

To Whom It Concerns

We rented our house at
578 25th to our daughter and
she had a in home beauty shop
from Nov. 1992 to April 1993 at
which time we moved back to
the house.

The Wayne Summers



REVIEW COMMENTS

Page 1 of 2

FILE # SPR-96-184

TITLE HEADING: Jobhandlers Construction

LOCATION: 578 25 Rd.

PETITIONER: Larry Sipes

PETITIONER'S ADDRESS/TELEPHONE: 578 25 Rd.
Grand Junction, CO 81505
260-6579

PETITIONER'S REPRESENTATIVE:

STAFF REPRESENTATIVE: Michael Drollinger

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

CITY COMMUNITY DEVELOPMENT 8/22/96
Michael Drollinger 244-1439

If the petitioner desires to continue the residential use of the structure, no business uses (e.g. office) may take place in the residence.

CITY COMMUNITY DEVELOPMENT 8/23/96
Jody Kliska 244-1591

1. Zoning and Development Code requires all required parking and manuevering areas to be paved.
2. No drainage fee will be assessed.
3. No TCP will be assessed.

CITY UTILITIES ENGINEER 8/23/96
Trent Prall 244-1990

Please contact Utility Billing at 244-1580 for potential changes in plant investment fees for this proposal. All applicable fees must be paid prior to issuance of a building permit.

CITY FIRE DEPARTMENT 8/19/96
Hank Masterson 244-1414

No comments.

CITY POLICE DEPARTMENT 8/13/96
Dave Stassen 244-3587

No comments.

CITY ATTORNEY 8/18/96
Dan Wilson 244-1505

No legal issues.

CITY CODE ENFORCEMENT

8/22/96

Jan Koehn

244-1593

1. Rear storage area needs to be screened from 25 Road.
2. The City Directory indicates that a beauty salon occupied the building in 1992 and 1993 and it was vacant thereafter. Non-conforming status as a residence may no longer be acceptable.