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File SPR-1996-184 Name: Jobhandler Construction – 578 25 Road						
P r e s e n t	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.					
X	X	Table of Contents				
		*Review Sheet Summary				
		*Application form				
X		Review Sheets			,	
		Receipts for fees paid for anything				
X		*Submittal checklist				
		*General project report				
		Reduced copy of final plans or drawings				
X		Reduction of assessor's map.				
		Evidence of title, deeds, easements				
		*Mailing list to adjacent property owners			and the second of the second o	
		Public notice cards				
		Record of certified mail			to the state of th	
		Legal description				
		Appraisal of raw land			the state of the s	
		Reduction of any maps – final copy			<u> </u>	
		*Final reports for drainage and soils (geotechnical reports)			<u>to the state of t</u>	
		Other bound or non-bound reports				
_		Traffic studies				
X	X					
4		*Petitioner's response to comments				
_		*Staff Reports			·	
	_	*Planning Commission staff report and exhibits				
	_	*City Council staff report and exhibits			The state of the s	
	*Summary sheet of final conditions DOCUMENT DESCRIPTION:					
	DOCUMENT DESCRIPTION:					
X	X	Planning Clearance – issued 8/30/96 – was not scanned – has been added to ISYS query system - **				
X		Commitment for Title Insurance – Chicago Title Ins. Co. – 7/25/96				
X	X	Planned Usage Report		Т		
X	X	Correspondence		1		
X	X	Fence Permit - ** - issued 8/14/96	I			
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PRE-APPLICATION CONFERENCE Date: _ 8/7_ Conference Attendance: Proposal: Location: Tax Parcel Number: (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: Estimated Amount: Recording fees required? ___ Half street improvement fees/YCP 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 Traffic Generation O Drainage O Landscaping O Floodplain/Wetlands Mitigation O Availability of Utilities O Geologic Hazards/Soils O Other 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.

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

Ste rented our house at the had a in home beauty shop which time we moved back to the house.

To Whom It Concerns

The Hayne Summers

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

AUG 3 0 1996

REVIEW COMMENTS

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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

THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN NOTE: 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

No legal issues.

244-1505

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CITY CODE ENFORCEMENT Jan Koehn 8/22/96 244-1593

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.