

PRE-APPLICATION CONFERENCE

Date: 8/8/96
Conference Attendance: Mike Pelletier, Ed Settle, Randy Loggains (Contractor)
Proposal: Enclose batch plant within a building
Location: 2868 1-70 B

Tax Parcel Number: 2943-181-00-070
Review Fee: \$135.00

(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? No Estimated Amount:
Recording fees required? No Estimated Amount:
Half street improvement fees/TCP required? Maybe Estimated Amount:
Revocable Permit required?
State Highway Access Permit required? No
On-site detention/retention or Drainage fee required? possible

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.

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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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 57564

DATE 2-6-97

PERMISSION IS HEREBY GRANTED TO G & R Builders TO OCCUPY THE

BUILDING SITUATED AT 2868 I-70 Business Loop

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2943-181-00-070

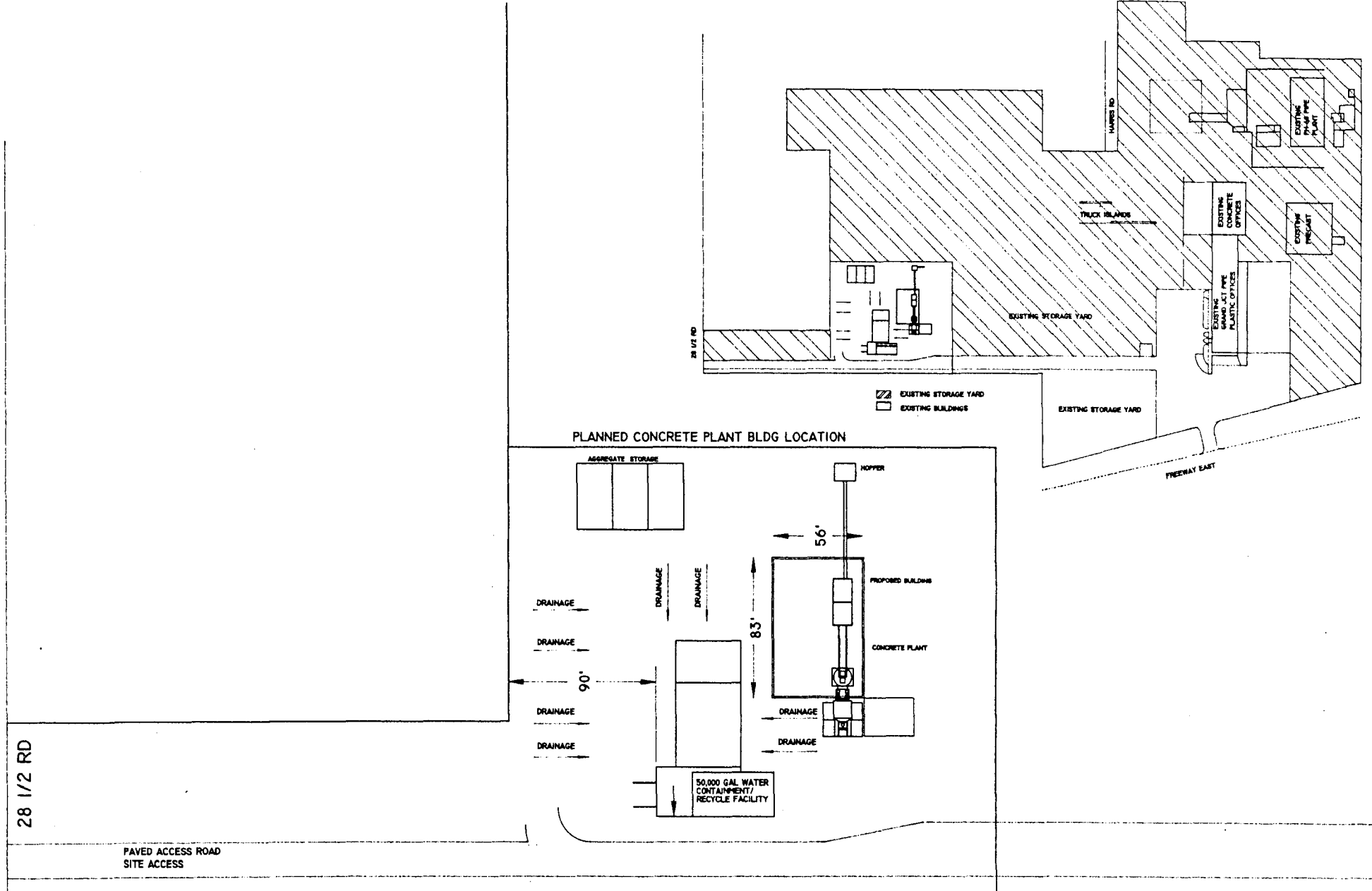
FOR THE FOLLOWING PURPOSE: concrete batch plant enclosure

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Bob E

City Planning Mike Pelletier

File # SPR-1996-189



G
Pipe

Grand Junction Pipe & Supply
P.O. Box 1849
Grand Junction, Co 81502

TITLE: CONCRETE PLANT BLDG LOCATION

DESIGNED BY: DATE: 8-10-98
DRAWN BY: MAV SCALE: 1"=30'-0"
IDA \DWG\ GJ-SP3 PHONE #

ACCEPTED *MP 9/6/98*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.