

# Pre-Application Conference Information

Please read the "*What is a Pre-Application Conference?*" brochure and the instructions below prior to completing this form. The brochure may be obtained at the City Community Development Department service counter at 250 North 5<sup>th</sup> Street or by calling (970) 244-1430.

## Purpose

The information provided on this form, and the required site or subdivision sketch plan submitted with the application, will be reviewed by City staff to determine:

- the approvals necessary to construct your project;
- the material(s) necessary to submit a complete development application;
- whether the type of project you're proposing is consistent with adopted City codes, standards and policies; and
- an estimate of time and schedule to complete the development review process.

## Required Information

This form must be completed and 10 copies of the form and applicable information submitted to the Community Development Department with the required site or subdivision sketch plan at **least 10 working days prior to a scheduled Pre-Application Conference**. All information, other than that provided by the City, is required in order to properly assess your proposal.

## Optional Information

By providing some or all of the optional information, City staff will be able to provide a more detailed critique of your proposed design. This can be helpful in designing for, or accommodating, the more challenging or uncertain aspects of your project, such as traffic circulation, stormwater drainage, utilities, landscaping, etc.

## City Response

At the Pre-Application Conference meeting, City staff will discuss the project with you to ensure that all those involved in the meeting have a good understanding of your goals and objectives. At the conference, City staff will provide written responses and commitments based upon the information submitted, to assist you with the preparation of your development application. If new issues are raised at the conference that are not reflected on this form, City staff will provide written comments and direction on the new issues within five working days of the Pre-Application Conference.

### **TO BE FILLED OUT BY THE CITY:**

Pre-Application Conference date: \_\_\_\_\_

Date form was returned to City: \_\_\_\_\_

Person receiving the form: \_\_\_\_\_

**I. Applicant Information**

1. Project Name: UNIVERSAL GLASS BLOCK WINDOWS

2. Project Address: 820 NORTH CREST DRIVE

3. Project Tax #: 2701-254-11-003

4. Applicant's Name: JOHN ROSAMOND

5. Applicant's Address: 1126 SO. 9TH STREET  
GRAND JUNCTION, CO 81501

6. Applicant's Phone Number: (970) 263-4204  
FAX Number: (970) 263-0512  
Email Address: john@universalglassblock.com

7. Lead Representative Name (Person and Firm): DAVID E. CHASE, P.E.  
VISTA ENGINEERING CORP.

8. Primary service provided by the Representative: PREPARATION OF SITE  
PLAN, GRADING & DRAINAGE PLAN, STORMWATER  
MANAGEMENT PLAN AND SUPPORTING DOCUMENTS AT  
THE TIME OF APPLICATION.

9. Representative's Address: VISTA ENGINEERING CORP.  
605 28 1/4 ROAD, SUITE B  
GRAND JUNCTION, CO 81506

10. Representative's Phone Number: (970) 243-2242  
FAX Number: (970) 243-3810  
Email Address: dchase@vistaengcorp.com

11. Other representatives and services provided (persons and firm names)  
ANDY SLOKE - LEGACY PREMIERE HOMES, LLC  
NICK SLOKE - LEGACY PREMIERE HOMES, LLC  
BOTH ARE INVOLVED IN THE CONSTRUCTION OF THIS  
PROPOSED BUILDING AT THIS SITE.

12. Names and profession/expertise of any additional individuals attending the Pre-Application Conference

\_\_\_\_\_  
JOHN ROSAMOND - APPLICANT  
\_\_\_\_\_  
DAVID CHASE - REPRESENTATIVE  
\_\_\_\_\_  
ALDY SALOKE - CONTRACTOR  
\_\_\_\_\_  
ALICK SALOKE - CONTRACTOR  
\_\_\_\_\_  
\_\_\_\_\_

**II. Project Narrative**

1. On separate sheets, please provide a project narrative, which includes the following information:
  - A. A general description of the project (type of use and size/density) and the basic objectives you wish to accomplish (e.g., business establishment, relocation or expansion of a certain size; creation of a certain number of residential lots or commercial spaces aimed at a particular segment of the market; etc.)
  - B. A general description of development phasing, if any.
  - C. A general description of the site, identifying its location, known or suspected environmental conditions (soils, wetlands, surface waters, topography, etc.), existing and/or proposed access points, location of outfalls, existing uses and/or structures on the site. In addition an explanation of how stormwater will be managed and any known constraints to development of the site should be identified.
  - D. Please provide your anticipated dates for the following that are applicable to your project:
    - application submittal (intended or expected);
    - property closing;
    - expiration of any financial commitments;
    - construction initiation;
    - opening date/date of first Certificate of Occupancy; and
    - any other deadline that may be affected by the processing of the proposed application.
  - E. Please provide any other information that the City should be aware of concerning your proposed project, site, deadlines, etc.

**III. Land Use and Zoning.**

Upon request and with a property tax identification number, the City can provide, within 48 hours, the information in the shaded areas. This information can be obtained at the Community Development Department or by calling (970) 244-1430. The applicant shall provide all other information.

1. REQUIRED INFORMATION	Existing	Proposed
A. Zoning		I-O
B. Land Use Classification		Commercial Industrial
C. Actual Use (e.g., retail, single family)	Vacant	Manufacturing
D. Applicable Overlay Districts	-	-
E. Area Plans	-	-
F. Corridor Plans	-	-
G. Floodplains	-	-
H. Wetland	-	-
I. Airport Environs	65 LPA noise	65 LPA noise
J. Wildfire Hazard Area	-	-
K. Geologic Hazard Area	-	-
L. Ridgeline Protection Area	-	-
M. Hillside Development Area	-	-
N. Former Ridges Metro District	-	-
O. Approved Planned Development	-	-
P. Adjoining Zoning		
North		I-O
South		I-O
East		I-O
West		I-O
Q. Adjoining Land Use Classifications		
North		Vacant
South		Vacant
East		Vacant
West		Vacant
R. Adjoining Actual Uses		
North		none
South		none
East		none
West		none

#### IV. Site Design.

For the construction of buildings or structures on a single site, the following information must be provided in addition to a Site Plan Sketch.

If your application is the creation of a subdivision for the future development of individual lots, then please skip this section and complete section "V. Subdivision Design." Requirements for the site plan sketch are attached to this form.

1. REQUIRED INFORMATION	Existing	Proposed
A. Number of structures		1
B. Approx. total gross floor area		
1. Residential		—
2. Retail		—
3. Office		4,600 S.F.
4. Wholesale		—
5. Industrial - <i>Manufacturing</i>		8,100 S.F.
6. Other - <i>Warehouse</i>		7,800 S.F.
C. Approx. Floor Area Ratio (gross sq. ft. divided by sq. ft. of lot)		30.6 %
D. Maximum Building Height		21 - ft.

2. OPTIONAL INFORMATION	Existing	Proposed
A. Minimum Setbacks		
Front	15	15
Sides	15	15
Rear	25	25
B. Lot coverage by buildings (area and %)		20,500 S.F. 30.6 %
C. Lot coverage by paving (area and %)		38,490 S.F. 57.4 %
D. Lot coverage by landscaping (area & %)		8,060 S.F. 12.0 %
E. Proposed methods of screening of adjoining uses		Undetermined
F. Building orientation/location of entries		West
G. Planned development default zone		—
H. Variations from default zone		—
I. Hours of operation		8 TO 5
J. Number of employees		35 ±
K. Other measurements of project intensity (restaurant seats, hospital beds, hotel rooms, classroom/auditorium seats, etc.)		—
L. Distribution of signage among tenants		1 Monument sign Possible building signage

2. OPTIONAL INFORMATION, continued	Existing	Proposed
M. Type of construction (e.g., wood or steel frame, masonry, etc.)	}	Steel/Masonry
N. Proposed method of managing stormwater		Subdivision Detention Pond

**V. Subdivision Design.**

For projects that involve the creation of a subdivision, the following information must be provided in addition to a subdivision sketch. Requirements for the subdivision sketch are attached to this form or may be obtained by contacting the Community Development Department.

1. REQUIRED INFORMATION	Existing	Proposed
A. Number of lots		
B. Average lot size		
C. Type(s) of units (e.g., single family attached or detached, duplex)		
D. Gross Density		

2. OPTIONAL INFORMATION	Existing	Proposed
A. Maximum lot size (sq. ft./acres)		
B. Minimum lot size (sq. ft./acres)		
C. Average lot dimensions		
D. Minimum lot width		
E. Number of flag lots		
F. Type of perimeter enclosure		
G. Open space: passive vs. active (area and %)		
H. Streets & Rights-of-Way (area and %)		
I. Homeowners Association for maintenance of common areas		

**VI. Utilities.**

1. Please provide the information requested below that is applicable to your project. A list of utility providers and contact persons are attached on a separate sheet.

Utility	Nearest Location	Utility Provider (Company, District, etc.)
Telephone	Along lot frontage	Qwest
Cable TV	" " "	Bresnan Communications
Electricity	" " "	Grand Valley Power
Natural Gas	" " "	XCEL Energy
Domestic Water	In street R.O.W.	Ute Water
Fire Hydrants	On site	" "
Drainage District		Grand Jct. Drainage Dist.
Sanitation Sewer	In street R.O.W.	City of Grand Junction
Irrigation Drain	-	-
Storm Sewer	In street R.O.W.	City of Grand Junction

2. List any utilities that are not currently available or extended to the property:

~~Does~~ Does not appear that irrigation water is available to the site. Plans for the North Crest Industrial Park would identify any provisions of irrigation supply.

3. For those utilities listed in #2, describe any arrangements that have been, or will be made to extend utilities to the property: no arrangements are being made.

# **PROJECT NARRATIVE PRE-APPLICATION FOR SITE SKETCH PLAN UNIVERSAL GLASS BLOCK WINDOWS**

## **A. General Project Description**

The Applicant for this project is looking to prepare and submit a Site Plan Review application on constructing a new building, along with site improvements, for a vacant 1.54-acre parcel within the North Crest Industrial Park, Filing #2. This parcel has a street address of 820 North Crest Drive and is located at the southeast corner of the intersection of North Crest Drive and Al Drive. The building planned for this site will be approximately 20,550 square feet in size with the main occupant being Universal Glass Block Windows, a company that is relocating to Grand Junction from Oregon after recruiting efforts of the Grand Junction Economic Partnership.

The portion of the building housing Universal Glass Block Windows will consist of approximately 10,700 square feet which will be comprised of roughly 2,600 square feet of office space and 8,100 square feet of manufacturing floor area. The remainder of the building will be subdivided into five (5) equal units comprising of approximately 400 square feet of office space and 1,560 square feet of warehouse space for each unit. There are no identified tenants for these additional units at this time.

## **B. Development Phasing**

This project is to improve this platted parcel in it's entirety and there would be no phasing of improvement being proposed.

## **C. General Description of the Site**

As previously mentioned, this site is a lot which is part of the second filing of the North Crest Industrial Park, located on the north side of H Road just west of Aviators Way. Located immediately to the southwest of this site is the 3D Systems facility and to the north are various operations located at Walker Field airport. The site is currently vacant and is mostly barren of any significant ground cover. It appears that this filing of the subdivision has been recently constructed with few of the surrounding lots being improved as of yet.

There are no visible signs of surface waters or wetlands and it is expected to be a generally dry area consistent with the surrounding area. The general topography of the site is for the ground surface to drop in elevation from the northeast to the southwest. This general drainage pattern will be maintained in the design of the site. Stormwater from parcels within this subdivision are conveyed along the curb and gutters of the street sections being deposited in an existing storm sewer by means of storm inlets. The storm sewer transports the collected stormwater runoff to a detention facility located at the south end of the development near the intersection of North Crest Drive and H Road.



**Project Narrative**  
**Pre-Application for Site Sketch Plan**  
**Universal Glass Block Windows**  
**Page 2**

It is requested that the site be approved with two access points. One will be at the southwest corner of the site, accessing North Crest Drive. The other access will be from AI Drive near the northeast corner of the site. These accesses will be approximately 35-feet in width and will be constructed in accordance with standard details developed by the City of Grand Junction.

**D. Anticipated Milestone Dates**

- It is intended that the Site Plan Review application will be prepared soon after the Pre-Application meeting and submitted to the City sometime in February.
- The Applicant currently has title to the property, therefore no closing dates pertain to this project.
- Likewise, there are expiration of any financial commitments that would apply.
- The initiation of construction would begin as soon as possible with start date in the first part of April being identified on the Applicant's schedule.
- There are no dates set for the opening of this operation or for being issued a Certificate of Occupancy
- Although no dates have been set, it is paramount that this Site Plan Review process proceed as quickly as possible. As previously stated, Universal Glass Block Windows is being relocated from Oregon following being recruited by the Grand Junction Economic Partnership. Originally, the Applicant was hopeful to have this facility operational by July, however, that does not seem to be realistic at this time. Late summer or early fall is what is being ear-marked for a completion date.

**E. Other Information**

Given the fact that this Applicant has been recruited to come to Grand Junction for the benefit of the city in providing jobs and adding to the tax base, we would like to impress upon the Planning Department that we owe it to the Applicant to be fair and prompt in the review of this project. During the period that Universal Glass Block Windows has been in Grand Junction, without this facility, they have been leasing another building. This lease is set to expire in July, 2006. Therefore, completing this step in the process as quickly as possibly is very important to this Applicant and, since he has been recruited to come Grand Junction, should be important to others involved in the project.

# Review Agency Comment Sheet

*(Petitioner: Please fill in blanks in this section only unless otherwise indicated)*

Date: 1/11/06 To Review Agency: Community Development

File No: PRE-2006-004 Staff Planner: Pat Cecil  
*(To be filled in by City Staff)*

Project Name: Universal Glass Block Windows

Location: 820 North Crest Drive

A development review meeting has been scheduled for the following date: 1/24/06  
*(To be filled in by City Staff)*

## COMMENTS

*(For Review Agency Use)*

**Outside Review Agencies:** Please email comments to: [CommDev@gjcity.org](mailto:CommDev@gjcity.org), FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

Pre-App Meeting is 1/26//06 2:00 PM

**City Review Agencies:** Please type your comments in Impact AP.

**All comments must be returned to the Community Development Department no later than**

1/23/06

*(To be filled in by City Staff)*

**NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.**

Reviewed By

Date

Email Address

Telephone

*[Handwritten signature]*

PRE-2006-004

820 North Crest Drive

Rick Dorris

January 21, 2006

ROUND ONE

*Pat Ceil : David Chase*  
*Rick Dorris*  
*Nick Anake*  
*John Rosamond*  
*Kurt Hodson*  
*Block*

GENERAL

1. The TCP \$1119 per 1000 SF for an industrial park. The TCP will therefore be 10.7 X \$1119 = \$11,973.
2. Assuming it is, provide a letter stating the runoff coefficient for the proposed site is equal to or less than assumed in the original drainage report for North Crest Subdivision.
3. Access locations and site layout appear to meet TEDS.
4. A CDPS permit must be obtained from the State prior to plan approval.
5. A City Stormwater permit application must be submitted with the development application and must be granted prior to plan approval.
6. Air Tech Park is about approved for construction on the parcel to the east along Al Drive. Assuming it gets built, there will be no offsite drainage coming from this parcel. If it doesn't get built, this parcel will need to design to pass historic runoff from this parcel.
7. If the building will be condominiumized a sewer main needs to be constructed on site and individual taps provided. Reason being is that with separate owners the City has seen the downstream user plug the sewer and upstream owners be flooded. The City ends up being called to resolve private issues. The on-site main can be 6" and the City will maintain it if a sanitary sewer easement is provided to the City. If this is the option chosen, only one street cut will be allowed in North Crest and the sewer main will need to serve both lots.

*How to  
condos  
up front  
or*

If the building is built to have only one owner, and application is made to condominiumize in the future, the sanitary will have to be upgraded and the construction will tear up the parking lot, sidewalks, and building slabs. In other words, if condominiums are anticipated or are a possibility, the sanitary sewer should be built for it now.

If the building stays under one ownership, even though there may be multiple tenants, only one sewer tap is necessary.

# REVIEW COMMENTS

Page 1 of 3  
January 26, 2006

FILE # PRE-2006-004

TITLE HEADING: Universal Glass Block Windows

LOCATION: 820 North Crest Drive

PETITIONER: John Rosamond - Universal Glass Block Windows

PETITIONER'S ADDRESS/TELEPHONE: 1126 South 9th Street  
263-4204

PETITIONER'S REPRESENTATIVE: David Chase - Vista Engineering Corp  
243-2242

STAFF REPRESENTATIVE: Pat Cecil

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## CITY COMMUNITY DEVELOPMENT

1/24/06

Pat Cecil

244-1439

1. The site is within Subdistrict B of the Airport Environs, which requires issuance of a conditional use permit in addition to a site plan review to construct a structure on this property. The two applications can be processed concurrently.
2. A sign package must be submitted with the conditional use permit application.
3. According to the proposed of uses and number of employees, a minimum of 46 parking spaces are required.
- 4 B. A minimum of two bicycle spaces are required.
- 5 A. The building is required to be noise attenuated as required by Section 7.3.F. of the Zoning and Development Code.
- 6 D. A 6 foot landscape strip is required between the 7 parking spaces on the east side of the building and the east property line.

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## CITY DEVELOPMENT ENGINEER

1/21/06

Rick Dorris

256-4034

### GENERAL

1. The TCP \$1119 per 1000 SF for an industrial park. The TCP will therefore be 10.7 X \$1119 = \$11,973.
2. Assuming it is, provide a letter stating the runoff coefficient for the proposed site is equal to or less than assumed in the original drainage report for North Crest Subdivision.
3. Access locations and site layout appear to meet TEDS.
4. A CDPS permit must be obtained from the State prior to plan approval.
5. A City Stormwater permit application must be submitted with the development application and must be granted prior to plan approval.

**REVIEW COMMENTS / PRE-2006-004 / PAGE 2 of 3**

6. Air Tech Park is about approved for construction on the parcel to the east along Al Drive. Assuming it gets built, there will be no offsite drainage coming from this parcel. If it doesn't get built, this parcel will need to design to pass historic runoff from this parcel.
7. If the building will be condominiumized a sewer main needs to be constructed on site and individual taps provided. Reason being is that with separate owners the City has seen the downstream user plug the sewer and upstream owners be flooded. The City ends up being called to resolve private issues. The on-site main can be 6" and the City will maintain it if a sanitary sewer easement is provided to the City. If this is the option chosen, only one street cut will be allowed in North Crest and the sewer main will need to serve both lots.

If the building is built to have only one owner, and application is made to condominiumize in the future, the sanitary will have to be upgraded and the construction will tear up the parking lot, sidewalks, and building slabs. In other words, if condominiums are anticipated or are a possibility, the sanitary sewer should be built for it now.

If the building stays under one ownership, even though there may be multiple tenants, only one sewer tap is necessary.

**CITY FIRE DEPARTMENT**

**1/20/06**

**Chuck Mathis**

**244-1473**

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No objection to the preliminary plan.

1. Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. Return the completed form to the Community Development Department. Call the Fire Department at 244-1473 if you have questions.
2. On your site plan show all existing and proposed hydrants and all line sizes. Note location of any hydrants within 250 feet of the site that are not on the site plan.
3. Access appears to meet code.
4. If sprinklering is proposed show location of fire line and Fire Department Connection. FDC must be in an accessible area clear from parking and landscaping. Fire lines must be a minimum 6 inch unless sprinkler designer determines a smaller line will provide sufficient water.

**GRAND JUNCTION DRAINAGE DISTRICT**

**1/18/06**

**John Ballagh**

**242-4343**

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The site is outside the boundaries of the Drainage District.

**UTE WATER**

**1/24/06**

**Jim Daugherty**

**242-7491**

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**COMMENT**

- Mechanical plans for site and facility are required for cross connection review. This set of mechanical drawings need to be left with Ute for future reference.
- Water meters or wet taps will not be sold until a cross connection review is done from the mechanical drawings.
- A cross connection review must be completed, and an agreement that proper cross-connection devices will be installed must occur prior to Ute Water's approval.

**REVIEW COMMENTS / PRE-2006-004 / PAGE 3 of 3**

➤ ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.  
If you have any questions concerning any of this, please feel free to contact Ute Water.

**WALKER FIELD AIRPORT**

**1/25/06**

**Gary Mancuso**

**244-9100**

Walker Field Airport Authority has reviewed the 820 North Crest Drive proposed development. It is within the Airport's Influence Area and is located within the 60 DNL noise contours.

The Walker Field Airport Authority requests that:

- The applicant submits a Federal Aviation Administration Form 7460-1 to the F.A.A. Denver Airports District Office for its review prior to construction of the improvements and also for the use of a crane during construction. Their office may be contacted at (303) 342-1250 or by visiting the F.A.A. web site at [www.faa.gov](http://www.faa.gov).
- All exterior lighting must be downward directional and lighting elements must be chosen to reduce or eliminate any possible glare that might affect aircraft operations.
- An Avigation Easement specific to this property be filed with City of Grand Junction with a copy provided to the Airport Authority, unless a previous avigation easement filed by the developer is provided and properly recorded.
- Noise intrusion could be mitigated with appropriate design and construction methods, if required.

Thank you for this opportunity to comment.

**Comments not available as of 1/26/06:**

Parks & Recreation Department

Bresnan Communications

Grand Valley Irrigation

Grand Valley Rural Power

Qwest Communications

Xcel Energy

Standard Distribution list for  
Pre-Application Conferences

PRE- 2006-004

Community Development Department Planner

Development Engineer

Traffic Engineer

City Fire Department

City Parks Department

City Attorney

Water District ute

Drainage District

Irrigation District

Other Airport

Date and time of Pre-Application Conference: 1/26/05 2PM - Pat

Place: Conference Room 135A at the Community Development Department Office.

Attendance is expected of all agencies involved with the Pre-application Conference process.

820 North Crest Dr. - CUP/SR

PRE-2006-004

820 North Crest Drive

Rick Dorris

January 26, 2006

ROUND ONE

#### GENERAL

1. The TCP \$1119 per 1000 SF for an industrial park. The TCP will therefore be  $20.55 \times \$1119 = \$22,995$  if the building size stays the same. The TCP is collected up front with building construction because many times tenant finish Planning Clearances are issued over the counter and TCP wouldn't be collected.
2. Assuming it is, provide a letter stating the runoff coefficient for the proposed site is equal to or less than assumed in the original drainage report for North Crest Subdivision.
3. Access locations and site layout appear to meet TEDS.
4. A CDPS permit must be obtained from the State prior to plan approval.
5. A City Stormwater permit application must be submitted with the development application and must be granted prior to plan approval.
6. Air Tech Park is about approved for construction on the parcel to the east along Al Drive. Assuming it gets built, there will be no offsite drainage coming from this parcel. If it doesn't get built, this parcel will need to design to pass historic runoff from this parcel.
7. If the building will be condominiumized a sewer main needs to be constructed on site and individual taps provided. Reason being is that with separate owners the City has seen the downstream user plug the sewer and upstream owners be flooded. The City ends up being called to resolve private issues. The on-site main can be 6" and the City will maintain it if a sanitary sewer easement is provided to the City. If this is the option chosen, only one street cut will be allowed in North Crest and the sewer main will need to serve both lots.

If the building is built to have only one owner, and application is made to condominiumize in the future, the sanitary will have to be upgraded and the construction will tear up the parking lot, sidewalks, and building slabs. In other words, if condominiums are anticipated or are a possibility, the sanitary sewer should be built for it now.

If the building stays under one ownership, even though there may be multiple tenants, only one sewer tap is necessary.



Pat Cecil, Rick Dorris, David Chase, Nick Snoke, John Rosamond, and Kurt Hodson attended the meeting.

# REVIEW COMMENTS

Page 1 of 3  
January 31, 2006

FILE # PRE-2006-004

TITLE HEADING: Universal Glass Block Windows

LOCATION: 820 North Crest Drive

PETITIONER: John Rosamond - Universal Glass Block Windows

PETITIONER'S ADDRESS/TELEPHONE: 1126 South 9th Street  
263-4204

PETITIONER'S REPRESENTATIVE: David Chase - Vista Engineering Corp  
243-2242

STAFF REPRESENTATIVE: Pat Cecil

---

## CITY COMMUNITY DEVELOPMENT

1/30/06

Pat Cecil

244-1439

1. A site plan review application will be required to be approved in order to construct a structure on this property.
2. According to the proposed of uses and number of employees, a minimum of 46 parking spaces are required.
3. A minimum of two bicycle spaces are required.
4. A 6 foot landscape strip is required between the 7 parking spaces on the east side of the building and the east property line. A 14 foot landscape strip is required along all street frontages. Street frontage landscaping may be located in other areas of the property if requested and approved by the Director.

## CITY DEVELOPMENT ENGINEER

1/26/06

Rick Dorris

256-4034

1. The TCP \$1119 per 1000 SF for an industrial park. The TCP will therefore be  $20.55 \times \$1119 = \$22,995$  if the building size stays the same. The TCP is collected up front with building construction because many times tenant finish Planning Clearances are issued over the counter and TCP wouldn't be collected.
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3. Access locations and site layout appear to meet TEDS.
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**REVIEW COMMENTS / PRE-2006-004 / PAGE 2 of 3**

6. Air Tech Park is about approved for construction on the parcel to the east along Al Drive. Assuming it gets built, there will be no offsite drainage coming from this parcel. If it doesn't get built, this parcel will need to design to pass historic runoff from this parcel.
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**CITY FIRE DEPARTMENT**  
**Chuck Mathis**

**1/20/06**  
**244-1473**

---

No objection to the preliminary plan.

1. Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. Return the completed form to the Community Development Department. Call the Fire Department at 244-1473 if you have questions.
2. On your site plan show all existing and proposed hydrants and all line sizes. Note location of any hydrants within 250 feet of the site that are not on the site plan.
3. Access appears to meet code.
4. If sprinklering is proposed show location of fire line and Fire Department Connection. FDC must be in an accessible area clear from parking and landscaping. Fire lines must be a minimum 6 inch unless sprinkler designer determines a smaller line will provide sufficient water.

**GRAND JUNCTION DRAINAGE DISTRICT**  
**John Ballagh**

**1/18/06**  
**242-4343**

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The site is outside the boundaries of the Drainage District.

**GRAND VALLEY RURAL POWER**  
**Perry Rupp**

**1/31/06**  
**242-0040**

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**COMMENTS**

No large trees to be planted over electric cable in Multi-Purpose Easement.  
No paved parking lots over Multi-Purpose Easement.

Thank you,

**UTE WATER**

1/24/06

**Jim Daugherty**

242-7491

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**COMMENT**

- Mechanical plans for site and facility are required for cross connection review. This set of mechanical drawings need to be left with Ute for future reference.
  - Water meters or wet taps will not be sold until a cross connection review is done from the mechanical drawings.
  - A cross connection review must be completed, and an agreement that proper cross-connection devices will be installed must occur prior to Ute Water's approval.
  - **ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.**
- If you have any questions concerning any of this, please feel free to contact Ute Water.

**WALKER FIELD AIRPORT**

1/25/06

**Gary Mancuso**

244-9100

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Walker Field Airport Authority has reviewed the 820 North Crest Drive proposed development. It is within the Airport's Influence Area and is located within the 60 DNL noise contours.

The Walker Field Airport Authority requests that:

- The applicant submits a Federal Aviation Administration Form 7460-1 to the F.A.A. Denver Airports District Office for its review prior to construction of the improvements and also for the use of a crane during construction. Their office may be contacted at (303) 342-1250 or by visiting the F.A.A. web site at [www.faa.gov](http://www.faa.gov).
- All exterior lighting must be downward directional and lighting elements must be chosen to reduce or eliminate any possible glare that might affect aircraft operations.
- An Avigation Easement specific to this property be filed with City of Grand Junction with a copy provided to the Airport Authority, unless a previous avigation easement filed by the developer is provided and properly recorded.
- Noise intrusion could be mitigated with appropriate design and construction methods, if required.

Thank you for this opportunity to comment.

**Comments not available as of 1/31/06:**

Parks & Recreation Department  
Bresnan Communications  
Grand Valley Irrigation  
Qwest Communications  
Xcel Energy

Planner's Name: *Pat Cecil*

# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW, MAJOR

Date: *1/30/06*  
 Expiration-6 months from above date

Location: *820 Northcrest Dr.*

Project Name: \_\_\_\_\_

ITEMS	SSID Reference	DISTRIBUTION																				Total Required											
		City Community Development	City Development Engineer	City Utility Engineer	City Real Estate Manager	City Parks/Recreation	City Attorney	City Sanitation	City Fire Dept / Clifton Fire Dept	City Transportation Engineer	City Addressing	City Code Enforcement	City Downtown Dev. Authority	County Planning	Building Department	Persigo WWT	Walker Field Airport	School District #51	Qwest	Xcel	GVP		Water District	Sewer District	Drainage District	Irrigation District	CDOT	RTPO	Comps of Engineers	Urban Trails	Mesa County Health Department	State Environmental Health	Other
Date Received: _____																																	
Receipt #: _____																																	
File #: _____																																	
DESCRIPTION																																	
Application Fee \$ <i>295<sup>00</sup></i>	VII-1	1																															
● Development Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Submittal Checklist*	VII-4	1																															
● Review Agency Cover Sheet*	VII-4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Location Map	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Planning Clearance*	VII-4	1																															
● Names & Addresses* Fees <i>included above</i>	VII-4																																
● General Project Report	X-8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Site Plan	IX-31	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ '11"x17" Reduction of Site Plan	IX-31	1																															
● Evidence of Title/Lease Agreement	VII-3	1		1	1																												
● Legal Description*	VII-3	1		1																													
● Deeds, ROW and Easements	VII-2,3	1		1	1																												
○ Avigation Easement*	VII-1	1		1	1																												
○ DIA/Guarantee*	VII-2	1	1	1																													
○ CDOT Access Permit	VII-5	1	1																														
● Building Elevations	IX-10	1	1																														
○ Road Cross-Sections	IX-28	1	2																														
○ Roadway Plan and Profile	IX-29	1	2																														
○ Traffic Impact Study	X-15	1																															
○ Water & Sewer Plan and Profile	IX-35	1	2	1																													
○ Industrial Pretreatment Sign-off*	VII-6	1		1																													
○ Drainage & Irrigation Checksheet*	XI-2	1																															
● Final Drainage Report	X-5	1	2																														
● Grading and Drainage Plan	IX-13	1	1																														
○ Storm Drainage Plan-Drawing/Report	IX-32	1	2																														
○ Stormwater Management Plan	X-14	1	2																														
○ Transaction Screen Process/Phase II Environmental	X10,16	1	1																														
○ Final Geotechnical Report	X-7	1	1																														
○ Detail Sheet	IX-9	1	2																														
● Landscape Plan	IX-19	2	1	1																													
● Lighting Plan <i>Full cut-off fixtures</i>	IX-20	1	1																														
● Fire Flow Form*	XI-3	1																															
● Improvement Survey	IX-12	1	1	1																													

Notes: \* An asterisk in the item description column indicates that a form is supplied by the City.

General Meeting Checklist / Pre-Application Conference Checklist

Date: 1/30/06

Applicant: \_\_\_\_\_

Phone: \_\_\_\_\_

Tax Parcel #: 2701-254-11-003

Address: 820 North Crest Dr.

Proposal \_\_\_\_\_

Conference Attendance

All factors in a development proposal require careful thought, preparation and design, the following circled 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. General Meetings and application conference notes/standards are valid for only six months following the meeting/conference date shown above. Incomplete submittals will not be accepted. Submittals with insufficient information identified during the review process, which have not been addressed by the applicant will not be scheduled for a public hearing. Failure to meet any deadlines for the review process may result in the project not being scheduled for hearing or being added to the agenda. Any changes to the approved plan will require re-review and approval prior to those changes being accepted.

Planning & Land Use

Planner's Notes

Planning: I-0

Growth Plan Land Use Designation: \_\_\_\_\_

Growth Plan (Goals & Policies) Applicability: \_\_\_\_\_

Corridor Guidelines or other Plan applicability: \_\_\_\_\_

Land Use Compatibility: \_\_\_\_\_

Site Impacts

Access/right-of-way required \_\_\_\_\_

Aesthetic impact \_\_\_\_\_

Street improvements \_\_\_\_\_

Drainage/stormwater management \_\_\_\_\_

Availability of utilities \_\_\_\_\_

Development

Code requirements: Per Code

Access, traffic circulation \_\_\_\_\_

Marking (off-street: handicap, bicycle, lighting): Per Code - lighting plan with full cut-off fixtures

Landscaping (street frontages, parking areas): Per Code

Screening & buffering \_\_\_\_\_

Other: \_\_\_\_\_

Revocable permit \_\_\_\_\_

State Highway Access Permit \_\_\_\_\_

Floodplain, wetlands \_\_\_\_\_

Proximity to airport (clear or critical zone) \_\_\_\_\_

Geologic hazard, soils \_\_\_\_\_

Mineral resources \_\_\_\_\_

Other: \_\_\_\_\_

Related files \_\_\_\_\_

Other concerns \_\_\_\_\_

Application fee: \_\_\_\_\_

Fee is due at the time of submittal. Make check payable to the City of Grand Junction

Transportation Capacity Payment (TCP): Yes

Drainage fee: \_\_\_\_\_

Parks & Open Space Fee: \_\_\_\_\_

School Impact Fee: \_\_\_\_\_

Recording Fee: \_\_\_\_\_

Plant Investment Fee (PIF) (Sewer Impact): \_\_\_\_\_

Processing Requirements

Reference Documents - ZDC, SSID \_\_\_\_\_

Submittal Requirements

He was out of the  
office when I called  
but will call  
tomorrow to confirm  
Change the date &  
time.  
Wendy