

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Receipt # 425

Location: 1015 S. 15th St.

Project Name: Cactus Coatings

ITEMS		DISTRIBUTION																TOTAL REQD.					
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service		GVRP	CDOT	Corps of Engineers	Walker Field	
● Application Fee	VII-1	1																					
● Submittal Checklist*	VII-3	1																					
● Review Agency Cover Sheet*	VII-3	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-3	1																					
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1			1																
○ Appraisal of Raw Land	VII-1	1		1	1																		
○ Deeds	VII-1	1		1			1																
○ Easements	VII-2	1	1	1	1		1																
○ Avigation Easement	VII-1	1		1			1																
○ ROW	VII-3	1	1	1	1		1																
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																
○ CDOT Access Permit	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1	1	1																			
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2									1											
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1						
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1					1			1	1	1						
○ Roadway Plan and Profile	IX-28	1	2									1											
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan	IX-20	2	1	1																			
○ Geotechnical Report	X-8	1	1							1													
○ Final Drainage Report	X-5,6	1	2									1											
○ Stormwater Management Plan	X-14	1	2									1								1			
○ Phase I and II Environmental Report	X-10,11	1	1																				
○ Traffic Impact Study	X-15	1	2																	1			

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NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.



DEVELOPMENT APPLICATION

CACTUS COATINGS, INC.

Prepared for
Garrett Walker Construction
879 - 24 Road
Grand Junction, Colorado 81505

July 1993

GENERAL PROJECT REPORT

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PROPOSAL

Application for Development is sought to construct additional storage for materials used by Cactus Coatings, Inc. The project proposes a warehouse of 5,200 square feet to be added to the existing building.

LOCATION

The parcel occupies 1.1 acres located at 1015 South 15th Street in Grand Junction. This address is just south of Holsum Bakery on D Road and north of Doug Jones Sawmill on Winters Avenue. Grand Junction Steel is to the west of the property.

SCHEDULE

Development is expected to follow immediately upon approval of the initial concept submitted within the application. An immediate construction start is planned to enable completion by the end of August.

AREA IMPACT

The existing business, located in a heavy industrial zone, is compatible with the surrounding manufacturing companies. The increase in warehouse space will not have a significant impact on the area. The additional material storage may result in the addition of two to three employees. Adequate parking is available for this increase. The larger storage area will result in an increase in distribution of goods. Large truck traffic will increase with the ability to ship and receive more materials.

General Project Report for
Cactus Coatings, Inc.
Grand Junction, Colorado

TRAFFIC ANALYSIS

The business will utilize 15th Street as public access. The street is already improved with pavement and concrete drainage pans designed specifically for large profile vehicle traffic conforming with the I-2 zoning. No significant impact or decrease in the level of service of these streets is anticipated.

DEVELOPMENT GUIDELINES

The project will involve construction of a metal warehouse adjacent to the existing building. Proper landscaping will be employed along the street frontage to provide screening and a pleasant curb appeal. The development plan will adhere to City specifications and guidelines for minimum standards regarding parking, access, lighting, landscaping and utility connections and will follow along the suggestions recommended by the final review and approval of this application. No conflict with pedestrian traffic is expected in this area.

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General Project Report for
Cactus Coatings, Inc.
Grand Junction, Colorado

REVIEW COMMENTS

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FILE #87-93

TITLE HEADING: Site Plan Review - Cactus Coatings

LOCATION: 1015 South 15th Street

PETITIONER: Garrett Walker Construction

PETITIONER'S ADDRESS/TELEPHONE: 879 24 Road
Grand Junction, CO 81505
241-9020

PETITIONER'S REPRESENTATIVE: Western Engineers

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY UTILITY ENGINEER **7/19/93**
Bill Cheney **244-1590**

No comment.

COUNTY BUILDING DEPARTMENT **7/20/93**
Bob Lee **244-1656**

No objections - construction must meet all applicable codes.

CITY DEVELOPMENT ENGINEER **7/22/93**
Gerald Williams **244-1591**

Either provide on-site retention for the additional runoff that would be generated due to the proposed building, or regrade enough that runoff will be directed to public right-of-way and pay the drainage fee if such option is made possible by the adoption of the ordinance. Retention volume required would simply be:

$$\begin{aligned} \text{volume runoff (ft}^3\text{)} &= P_{100} (24 \text{ HR}) \times A \times C_d \text{ (of new development)} \\ &= (2.01 \text{ in} / 12) \times A \text{ (ft}^2\text{)} \times C_d \end{aligned}$$

The drainage fee is based upon: Fee (\$) = 10,000 (C_d - C_n) A⁷.

Either way, a Grading and Drainage Plan would be required.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

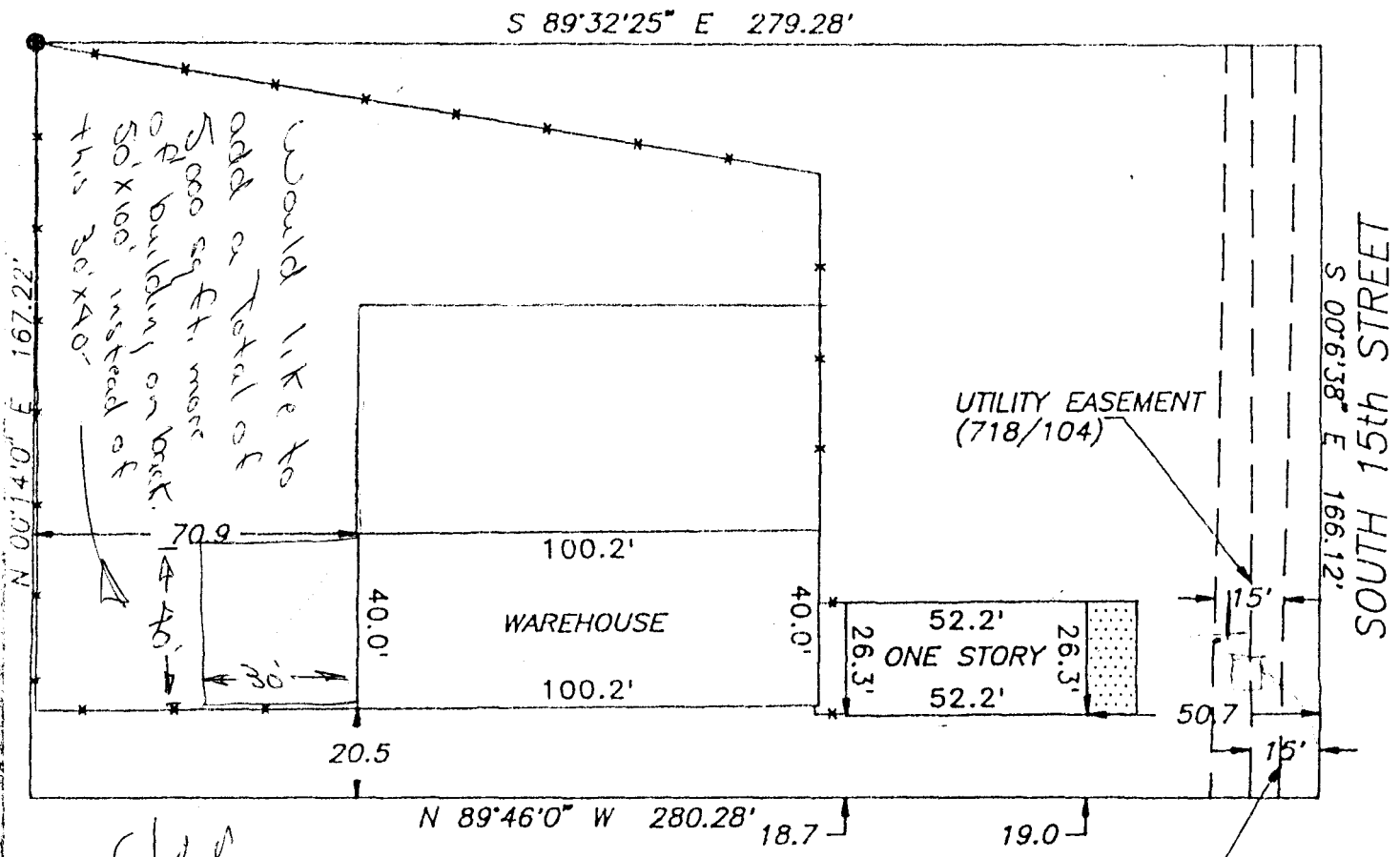
7/22/93
244-1446

Landscaping requirement is $166' \times 5' \times .75 = 622.5$ square feet with 2 trees and 40% of the landscaped area in shrubs. The proposed 904 s.f. as shown on the site plan meets that requirement. Please locate all shrubs within the property boundaries instead of in the right-of-way. Bark or other organic ground cover is preferred over rock. Additional shrubs or trees would be nice but not required.

IMPROVEMENT LOCATION CERTIFICATE

1031 SOUTH 15th STREET, GRAND JUNCTION, COLORADO

A PART OF LOT 7 IN COLORADO WEST DEVELOPMENT PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7, THENCE S00°06'38"E ALONG THE WEST RIGHT-OF-WAY LINE OF 15th STREET, A DISTANCE OF 166.12 FEET, THENCE N89°46'00"W 280.28 FEET, THENCE N00°14'00"E 167.22 FEET, THENCE S89°32'25"E ALONG THE NORTH LINE OF SAID LOT 7, 279.28 FEET TO THE POINT OF BEGINNING, MESA COUNTY, COLORADO.



Would like to add a total of 5000 sq ft. more of building on back. This 30'x40'

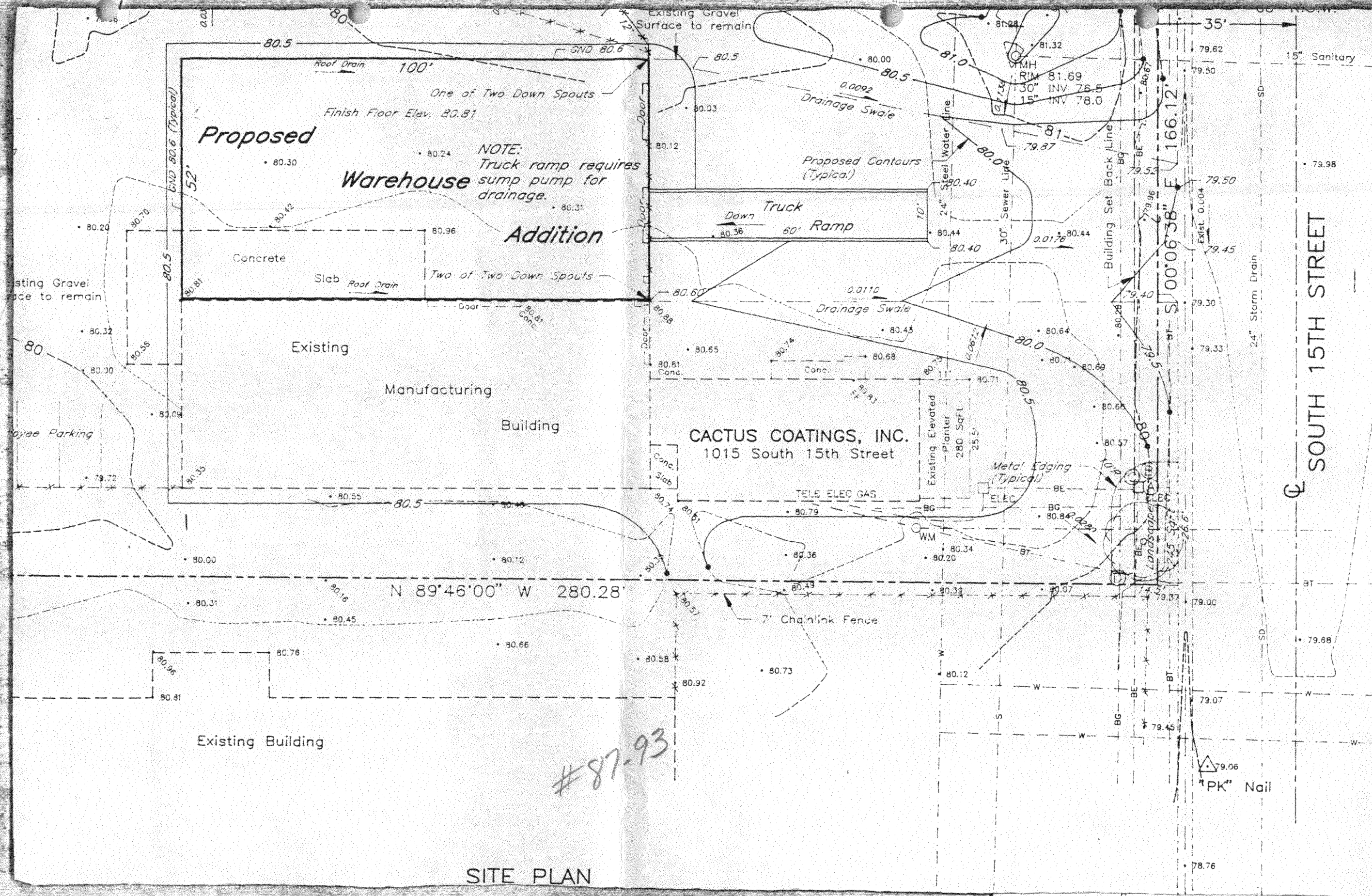
Steel building 30'x40'
Use for storage
1/2 D. Storage

MOUNTAIN STATES TELEPHONE & TELEGRAPH CO. R/W (1072/641)

Setback & sideyard distances corrected June 9, 1990.

ALL SETBACK AND SIDERYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY _____ COMMITMENT NUMBER _____



#87-93

SITE PLAN

CATCH BASIN