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File 1993-0129

Name: Unifirst Mortgage – Site Plan Review – 610 Rood Avenue

P r e s e n t	S c a n n e d	<p>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.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>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.</p>
X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
		Receipts for fees paid for anything
X	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
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence			
X	X	Planning Clearance – 11/5/93			
X		Lease – Bk 1984 / Pg 245			
X	X	Second Floor Addition to Unifirst Mortgage			
X	X	List of Parking Spaces			
X		Floor Plans			
X		Elevations			
X		Sections and Details			
X		Floor and Roof Framing Plans, Details			
X		¼" Perimeter Wall Layout Plan, Details			
X		Reflected Ceiling Plan			
X		Mechanical Plan			
X		Electrical Plan			
X		As Built Plan			

PRE-APPLICATION CONFERENCE

Date: 10/29/93
Conference Attendance: Kathy P., Bruce Milyard
Proposal: Addition of Unimproved Property
Location: 1010 Reed

Tax Parcel Number: 2945-143-07-007
Review Fee: \$120.00

(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? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit 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/Buifering
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 Signature(s) of Petitioner(s)

X Signature(s) of Representative(s)

REVIEW COMMENTS

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FILE #129-93

TITLE HEADING: Site Plan Review - Unifirst Mortgage

LOCATION: 610 Rood Avenue

PETITIONER: Alco Building Company

PETITIONER'S ADDRESS/TELEPHONE: 599 25 Road
Grand Junction, CO
242-1423

PETITIONER'S REPRESENTATIVE: Bruce Milyard

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 DEVELOPMENT ENGINEER
Gerald Williams

11/2/93
244-1591

No comments.

CITY UTILITY ENGINEER
Bill Cheney

11/2/93
244-1590

No comment.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

11/2/93
244-1656

No comments. We have reviewed the plans for this project.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

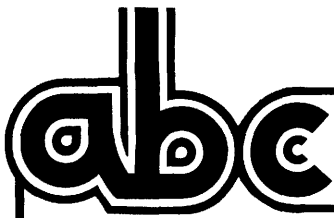
11/4/93
244-1446

1. The property is zoned B-3. The side and rear yard setback is 0' as is the front yard setback. The maximum height is 40'. Please provide an elevation drawing of the addition.
2. The parking requirement is based on the Downtown area parking regulations. The requirement is one space per 300 square feet of gross floor area of the addition. For the 2,232 square foot addition the requirement is 8 spaces. The spaces must be within 500 feet of the construction. If private leased spaces are used a 20 year lease is required (see attached regulation and lease example).

DOWNTOWN DEVELOPMENT AUTHORITY
Barbara Creasman

11/4/93
245-2926

The Downtown Development Authority has no objections.



Alco Building Company, Inc.

General Project Report
For: Unifirst Mortgage
610 Rood Ave.
Grand Junction, Colo.

Unifirst Mortgage operates a lending business in a facility located at 610 Rood Avenue, Grand Junction, Colo. The existing facility consists of single story and two-story office space totaling approximately 4700 square feet. The petitioner is proposing to construct approximately 2200 square feet of second story office space as depicted on the attached site plan.

The new space will allow existing employees more work area as they are now operating in extremely tight conditions. Hiring of additional employees is not anticipated at this time.

Unifirst has leased parking spaces for approximately six years (see attached letters). It is my understanding the spaces now leased exceed the requirements of one (1) space per 300 square feet of new space.

Construction will commence immediately upon obtaining a building permit. Please contact Bruce Milyard at 242-1423 with questions.

Respectfully submitted,

A handwritten signature in black ink that reads "Bruce Milyard". The signature is written in a cursive, flowing style.

Bruce Milyard
Alco Building Company

DALBY, WENDLAND & CO., P.C.

October 28, 1993

City of Grand Junction
Building Permit Department
Grand Junction, CO 81501

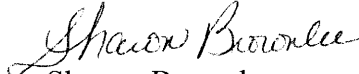
RE: UNIFIRST MORTGAGE PARKING

Dear Sirs,

This letter is to inform you that Unifirst Mortgage is leasing ten parking spaces from Golden Mumby Parking Lot located at the corner of Sixth and Rood Avenue. Our Company, Dalby, Wendland & Co., P.C., acts as the leasing agent for Golden Mumby Parking Lot. The lease for the parking spaces run on a month to month basis and Unifirst has been leasing these spaces for approximately six years. Although we have no long term commitment with any of our parking tenants, I do not foresee any changes in our arrangement with Unifirst Mortgage.

If I can be of further assistance, please call me at 243-1921.

Thank you,


Sharon Brownlee

Cole & Company
Realty

October 28, 1993

To: City of Grand Junction

RE: Unifirst Parking

To whom it may concern:

Unifirst Mortgage Company has been leasing five spaces from Cole and Company Realty since December of 1992. These leases are on a quarterly basis and will continue to be leased to Unifirst as far as we can see. We will not sign long term leases because our needs may change at any time. However, we currently lease a total of twelve spaces. Unifirst will be the last company to lose its parking spaces if we do need extra parking.

If you have any questions, please feel free to contact me at 243-7711 or 248-4614.

Thank you,

Bob Hurni

Bob Hurni

7th / 8th - White / Grand = 29 spaces available (2/3 free-no meter)

7th / 8th - White / Road = 25 spaces available (all metered)

7th / 8th - Road / Main = 14 spaces available (all metered)

7th / 8th - Main / Colorado = 14 spaces available (2/3 no meter)

82 spaces available