





PRE-APPLICATION CONFERENCE

Date: 10-19-93
Conference Attendance: Bob Turner & Dave Thornton
Proposal: NEW Building for Canvas Products
Location: 780 25th Road

Tax Parcel Number: 2945-102-00-131

Review Fee: \$195.00

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

Additional ROW required? YES. 10' and maybe 20' - check w/ city eng

Adjacent road improvements required? YES but in CASH ESCROW

Area identified as a need in the Master Plan of Parks and Recreation?

Parks and Open Space fees required? N/A Estimated Amount:

Recording fees required? probably Estimated Amount: \$ per page

Half street improvement fees required? YES Estimated Amount:

Revocable Permit required? Maybe

State Highway Access Permit required? N/A

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? N/A

Avigation Easement required? N/A

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.

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)

Signature(s) of Representative(s)

# REVIEW COMMENTS

Page 1 of 2

FILE #133-93

TITLE HEADING: Site Plan Review - Canvas Products  
- New Commercial Building

LOCATION: 580 25 Road

PETITIONER: Alco Building Construction

PETITIONER'S ADDRESS/TELEPHONE: 599 25 Road  
Grand Junction, CO 81503  
242-1423

PETITIONER'S REPRESENTATIVE: Joe Krabacher

STAFF REPRESENTATIVE: Dave Thornton

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**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.**

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**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**11/8/93**  
**244-1400**

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A fire flow survey needs to be conducted to determine the required flows and if additional fire protection is required. Other concerns can be addressed during the building permit process.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**11/9/93**  
**244-1590**

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1. An easement across Lot 3, Carmach Subdivision will be required to access the sewer line since there is not a line at this location in 25 Road.
2. Show alignment and grade of sewer service.

**GRAND JUNCTION DRAINAGE DISTRICT**  
**John L. Ballagh**

**11/10/93**  
**242-4343**

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No known existing or planned Grand Junction Drainage District facilities at 580 25 Road.

**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**11/12/93**  
**244-1591**

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1. See attached Site Plan checklist.
2. See attached Grading and Drainage Plan checklist.
3. See attached Grading Criteria sheet.
4. See attached red-lined plan.
5. The Drainage Fee option will be allowed if drainage is directed away from private property. The fee amount can not be figured without having additional information about limits and use of graveled area.

COMMUNITY DEVELOPMENT DEPARTMENT  
Dave Thornton

11/16/93  
244-1447

- OKAY 1. What will the gravel area be used for? Will storage occur in this area?
- DONE 2. Additional right-of-way is required for 25 Road. Please submit a deed to the City granting this. Additional right-of-way required is 10 feet.
- PAID 3. Half-street improvements for 25 Road frontage is required as per Code. This is due in cash prior to issuance of a building permit. <sup>6,000</sup>
- PAID 4. A drainage fee of \$1,619.00 is due in cash prior to issuance of a building permit.
- Existing  
channel  
OKAY 5. Will the perimeter of this site be fenced? What type?
- OKAY 6. Please show all outdoor security lighting on the site plan.
- OKAY 7. The parking required is determined by the following: "one space per employee on the largest shift plus ten percent of total employee stalls for visitor parking, plus one space for each vehicle used in operation of the business". Please submit information on number of employees per shift and number of company vehicles.
- ✓ 8. Connection into sewer is required.
- N/A 9. A Revocable Permit for landscaping in the right-of-way is required. Please see our office to begin that application process as soon as possible.
- PAID 10. Any recording fees are the responsibility of the petitioner.
- N/A 11. An Improvements Agreement and Guarantee are required for off-site improvements and landscaping.
- ✓ 12. With the deeding of 10 feet of land for right-of-way purposes to the City, the current proposed location of the landscaping will be in the right-of-way. Landscaping in the right-of-way does not count towards the landscaping requirement, which must be on site. Therefore, I would suggest moving everything to the east 10 feet resulting in less gravel area on the east side of the property.

Review Team Mtg. (11-16-93)

WHAT IS HAPPENING IN THE GRAVEL AREA? STORAGE?  
SEWER?

NEED DEED TO R.O.W.

$\frac{1}{2}$  STREET IMPROVEMENTS REG'D

DRAINAGE FEE DUE

FENCE - PERIMETER?

SECURITY LIGHTING?

Site Plan Review  
Canvas Products  
580 25 Road

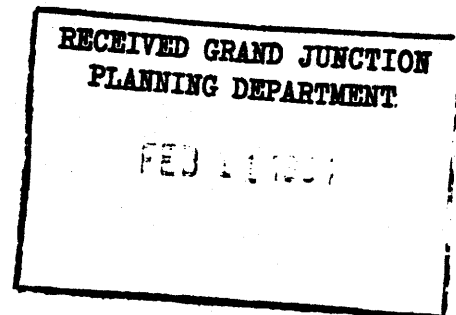
Bill  
Please Review  
this revised site plan  
AS AP  
DAVE

Re: Response to review comments

1. The graveled area behind the building will be used for truck unloading and loading.
2. Attached
3. Attached
4. Attached
5. There will be chainlink fence on the north, south, and east property lines. The fence is already existing.
6. Shown on plan
7. There will be four employees. There is also space for two company trucks.
8. Attached Right of way
9. Not applicable
- 10.
11. Not applicable
12. Shown on plan

Show where connection to sewer will be made.

Bill Cheney  
2-16-94



GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Jack Leach, Leachs Industrial, Grantor(s),  
for and in consideration of the sum of Ten and No/100 (\$ 10.00 ) dollars,  
the receipt and sufficiency of which is hereby acknowledged, have  
given and granted and by these presents do I hereby give and grant  
unto Dykstra Enterprises Inc.,  
Grantee(s), a 10-foot wide PERPETUAL EASEMENT for the installation,  
operation, maintenance and repair of a sanitary sewer line,  
together with the right of ingress and egress on, along, over,  
under, through and across the following described real property  
situate in the N/W corner of Section 10, Township 1S,  
Range 1W of the Ute Meridian, County of  
Mesa, State of Colorado, to wit:

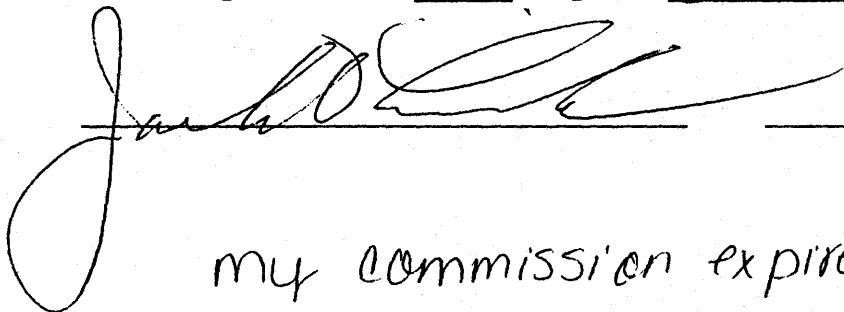
10' of the northwest corner of Lot 5 replat of replat Carmack Minor Sub.  
Section 10 1S 1W.

Grantor(s) reserve(s) the right to use and occupy the easement  
area for any purpose not inconsistent with the Grantee's full  
enjoyment of the rights hereby granted; Grantee(s) shall conduct  
Grantee's activities in a reasonable and prudent manner that will  
not unreasonably limit the joint use of the easement area by  
Grantor(s) and Grantee(s).

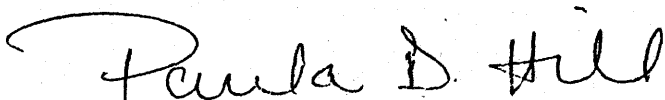
Grantor(s) hereby covenant(s) with Grantee(s) that the  
easement area shall not be burdened or overburdened by the  
Grantor(s) erecting or placing any improvements thereon which might  
prevent reasonable ingress and egress to and from the easement  
area.

Grantor(s) further covenants with Grantee(s) that I  
have good title to the aforescribed premises; that I  
have good and lawful right to grant this Easement; that I  
will warrant and defend the title and quiet possession thereof  
against the lawful claims of all persons whomsoever.

Signed this 4 day of January, 1994.

  
\_\_\_\_\_

my commission expires 12-2-97





WARRANTY DEED

Grantor(s), ERVIN E. GRAHAM and JILLENE L. GRAHAM

BOOK 1936 PAGE 728

1619932 09:59 AM 11/09/92  
MONIKA TOD CLK&REC MESA COUNTY CO  
DOC \$ 3.75

375

whose address is GRAND JUNCTION, COLORADO

\*County of MESA

, State of COLORADO

, for the consideration of THIRTY-SEVEN THOUSAND, FIVE HUNDRED DOLLARS and NO CENTS

dollars, in hand paid, hereby sell(s)

and conveys(s) to DYKSTRA ENTERPRISES, INC., A COLORADO CORPORATION

whose legal address is 588 25 ROAD, GRAND JUNCTION, COLORADO 81501

County of MESA

, and State of COLORADO

the following real property in the County of MESA , and State of

Colorado, to wit:

A PARCEL OF LAND SITUATED IN THE SW1/4 NW1/4 NW1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SW1/4 NW1/4 NW1/4;  
THENCE SOUTH 230.0 FEET;  
THENCE SOUTH 89°53'57" EAST 30 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89°53'57" EAST 250.26 FEET;  
THENCE SOUTH 00°02'30" WEST 100.00 FEET;  
THENCE NORTH 89°53'57" WEST 250.19 FEET;  
THENCE NORTH 100.0 FEET TO THE POINT OF BEGINNING.

also known by street and number as 580 25 ROAD, GRAND JUNCTION, CO 81505

with all its appurtenances, and warrant(s) the title to the same, subject to

taxes for 1992 due and payable in 1993, and all subsequent years taxes and assessments; easements, restrictions, reservations and rights of way of record; building and zoning regulations.

Signed this 6TH day of November , 19 92.

\_\_\_\_\_

*Ervin E. Graham*  
ERVIN E. GRAHAM

\_\_\_\_\_

*Jillene L. Graham*  
JILLENE L. GRAHAM, by Ervin E. Graham  
attorney in fact

State of COLORADO )

) ss.

County of MESA )

Recorded by  
First American Title  
703 241-8555



#133-93

City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

#133-93

GRANT OF EASEMENT

1673211 10:06 AM 03/04/94  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_  
Jack Leach, Leachs Industrial \_\_\_\_\_, Grantor(s),  
for and in consideration of the sum of \_\_\_\_\_  
Ten and No/100 (\$ 10.00 ) dollars,  
the receipt and sufficiency of which is hereby acknowledged, have  
given and granted and by these presents do I hereby give and grant  
unto Dykstra Enterprises Inc. \_\_\_\_\_,  
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together with the right of ingress and egress on, along, over,  
under, through and across the following described real property  
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Range 1W of the Ute Meridian, County of  
Mesa, State of Colorado, to wit:

10' of the northwest corner of Lot 5 replat of replat Carmack Minor Sub.  
Section 10 1S 1W.

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easement area shall not be burdened or overburdened by the  
Grantor(s) erecting or placing any improvements thereon which might  
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Grantor(s) further covenants with Grantee(s) that I  
have good title to the aforescribed premises; that I  
have good and lawful right to grant this Easement; that I  
will warrant and defend the title and quiet possession thereof  
against the lawful claims of all persons whomsoever.

Signed this 4 day of January, 1994.

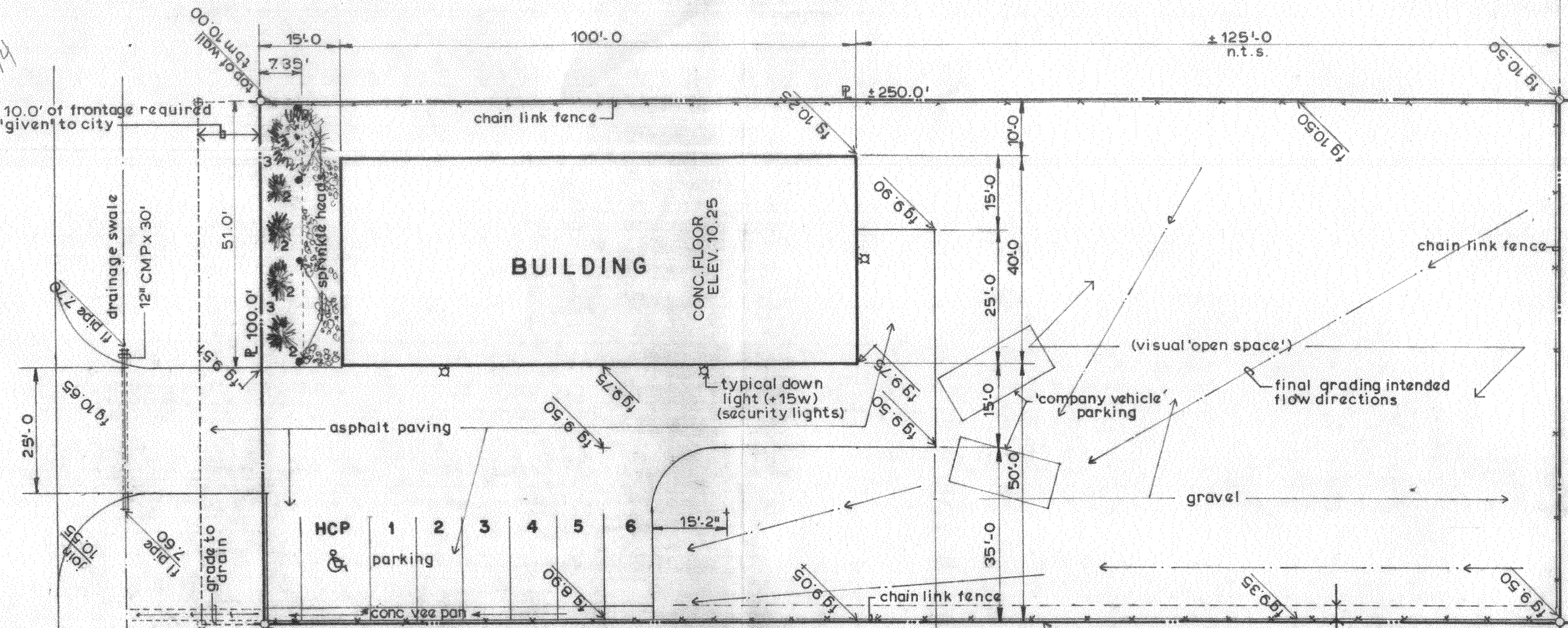
\_\_\_\_\_

my commission expires 12-2-97

Paul A. Hill

OK  
 J. [Signature]  
 2-22-94

25 ROAD



'planting':

1. deciduous tree  
 1 1/2" caliper 1' *elm*  
 above ground
2. 5 gallon evergreen  
 shrubs *Juniper*
3. indigenous 'highway  
 grass'

\*vee pan is not a 'roadway  
 drive over' pan. it is a  
 paving stop and positive,  
 directional drainage  
 surface in lieu of a  
 standard 6" curb at  
 the prop. line.

ACCEPTED [Signature] 2-22-94  
 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.

PLOT PLAN 1" = 20'-0"

