# **Table of Contents**

File		1993-0133 Name: <u>Canvas Production commercial Building – 580 25 Road</u>				
PS		A 6				
r	c	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS				
е	a	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				
S	n	be found on the ISYS query system in their designated categories.				
e n	n e	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.				
t	d					
		the contents of each file.				
X	X	Table of Contents				
		*Review Sheet Summary				
X	X					
		Review Sheets				
X		Receipts for fees paid for anything				
X	X	*Submittal checklist				
		*General project report				
$\dashv$	一	Reduced copy of final plans or drawings				
X		Reduction of assessor's map.				
		Evidence of title, deeds, easements				
$\dashv$	$\neg \neg$	*Mailing list to adjacent property owners				
	ᅥ	Public notice cards				
	$\dashv$	Record of certified mail				
$\dashv$		Legal description				
$\dashv$	$\dashv$	Appraisal of raw land				
$\neg$	$\neg$	Reduction of any maps – final copy				
一	$\neg$	*Final reports for drainage and soils (geotechnical reports)				
	$\neg$	Other bound or non-bound reports				
_	-1	Traffic studies				
X	X					
	_	*Petitioner's response to comments				
_	一	*Staff Reports				
		*Planning Commission staff report and exhibits				
	コ	*City Council staff report and exhibits				
	$\neg$	*Summary sheet of final conditions				
DOCUMENT DESCRIPTION:						
x		Elevation Map				
X	X	Warranty Deed – Bk 1936 / Pg 728 – not conveyed to City				
X	X	Planning Clearance – 2/22/94 - **				
X	X	Grant of Easement – not recorded – not conveyed to City				
X	X	Quit Claim Deed - ** - Bk 2052 / Pg 773				
X	X	Plot Plan				
	_1					
	$\perp$					
	$\bot$					
1	1					

# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

780 25 ROAD Location: **ITEMS** DISTRIBUTION DESCRIPTION SSID REFERENCE Water District County Application Fee **VII-1** VII-3 Submittal Checklist\* Review Agency Cover Sheet\* VII-3 VII-3 Planning Clearance\* 11"x17" Reduction of Assessor's Map VII-1 Evidence of Title VII-2 Appraisal of Raw Land VII-1 11 O Deeds VII-1 11 1 1 1 1 1 O Easements VII-2 VII-1 **Avigation Easement** VII-3 ROW Improvements Agreement/Guarantee & VII-2 **CDOT Access Permit** VII-3 O Industrial Pretreatment Sign-off VII-4 General Project Report X-7 Elevation Drawing IX-13 Site Plan IX-29 11"x17" Reduction of Site Plan IX-29 IX-16 Grading and Drainage Plan Storm Drainage Plan and Protile IX-30 Water and Sewer Plan and Profile IX-34 IX-28 Roadway Plan and Profile Road Cross-Sections IX-27 O Detail Sheet IX-12 1 2 Landscape Plan - IX-20 2 1 1 1 Geotechnical Report X-8 1 1 1 Final Drainage Report X-5.6 1 2 Stormwater Management Plan X-14 1 2 Phase I and II Environmental Report X-10.11 1111 O Traffic Impact Study DRAINAGE FEE

NOTES:

1) An asterisk in the item description column indicates that a form is supplied by the City.

 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 codies may be subsequently requested in the review process.

3) Each submitted item must be labeled, named, or conservise identified as described above in the description column.

#### PRE-APPLICATION CONFI ENCE CANUAS Tax Parcel Number: 2945-102-00-131 (Fee is due at the time of submittal. Make check payable to the City of Grand Junction.) me yes. 10 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: Estimated Amount: S 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. O Land Use Compatibility O Screening/Buffering O Traffic Generation O Landscaping

O Drainage O Floodplain/Wetlands Mitigation O Avadability of Utilities O Geologic Hazards/Soils O Other Related Files:

Conference Attendance:

Recording fees required?

Proposal:

Review Fee:

O Access/Parking

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.

Signature(s) of Representative(s) Signature(s) of Petitioner(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

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.

### **GRAND JUNCTION FIRE DEPARTMENT**

11/8/93

George Bennett

244-1400

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**

11/9/93

Bill Cheney

244-1590

- 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**

11/10/93

John L. Ballagh

242-4343

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

### CITY DEVELOPMENT ENGINEER

11/12/93

Gerald Williams

244-1591

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

#### FILE #133-93 / REVIEW COMMENTS / page 2 of 2

# COMMUNITY DEVELOPMENT DEPARTMENT Dave Thornton

11/16/93 244-1447

What will the gravel area be used for? Will storage occur in this area?

>>> 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.

Half-street improvements for 25 Road frontage is required as per Code. This is due in cash prior to issuance of a building permit  $\left(a_{i}\right)$ 

A drainage fee of \$1,619.00 is due in cash prior to issuance of a building permit.

5. Will the perimeter of this site be fenced? What type?

6. Please show all outdoor security lighting on the site plan.

7. The parking required is determined by the following: "one space per employee on the largest shirt 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.

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.

2002 10. Any recording fees are the responsibility of the petitioner.

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 HAPPONING IN the Grave) AREA? STORAGE?

SEWER?

NEED DEED TO R.O.W.

1 Street improvements Regid

DRAINAGE FEE DUE

FENCE - perimeter? SECURITY Lighting?

Please revised of AP AP AP ARE

Site Plan Review Canvas Products 580 25 Road

Re: Response to review comments

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

5 hav where Connection to sewer will be made.

B:4 Choney 2-16-94

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

#### GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That	
Jack Leach, Leachs Industrial for and in consideration of the sum of	, Grantor(s)
the receipt and sufficiency of which is he	ereby acknowledged, ha ve
given and granted and by these presents do	$\frac{1}{1}$ hereby give and grant
unto Dykstra Enterprises Inc.  Grantee(s), a 10-foot wide PERPETUAL EASEM	ENT for the installation.
operation, maintenance and repair of	a sanitary sewer line,
together with the right of ingress and	
under, through and across the following situate in the $\frac{N}{W}$ corner of Section $\frac{10}{V}$ ,	Township 1S,
Range of the	Meridian, County of
Mesa, State of Colorado, to wit:	
101	
10' of the northwest corner of Lot 5 replat of Section 10 1S 1W.	replat Carmack Minor Sub.
Section to 19 IW.	
Grantor(s) reserve(s) the right to use area for any purpose not inconsistent we enjoyment of the rights hereby granted; Grantee's activities in a reasonable and prot unreasonably limit the joint use of Grantor(s) and Grantee(s).	with the Grantee's full Grantee(s) shall conduct prudent manner that will
Grantor(s) hereby covenant(s) with easement area shall not be burdened of Grantor(s) erecting or placing any improvem prevent reasonable ingress and egress to area.	or overburdened by the ments thereon which might
Grantor(s) further covenants with Granta have good title to the aforedescribed premate good and lawful right to grant this will warrant and defend the title and quagainst the lawful claims of all persons we	mises; that I Easement; that I uiet possession thereof
Signed this 4 day of Yunuau	2, 199 <u>94</u> .
- William	
/ my commission expires	12-2-97
Paula D. Hill	

#### WARRANTY DEED

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

#### BOOK 1936 PAGE 728

1619932 09:59 AM 11/09/92 MONIKA TOD CLKARED HESA COUNTY CO DOC \$

whose address is GRAND JUNCTION, COLORADO

\*County of MESA

. State of COLORADO

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

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.

JILLENE L. GRAHAM, by Ervin E. Graham

a actomey in fact

State of COLORADO

SS.

County of MESA



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

1673211 10:06 AM 03/04/94 Monika Todd Clkårec Mesa County Co

KNOW ALL MEN BY THESE PRESENTS, The	nat
Jack Leach, Leachs Industrial	, Grantor (s),
Jack Leach, Leachs Housertai	
for and in consideration of the sum of	75 10 00 \dallawa
Ten and No/100	(\$ 10.00 ) dollars,
the receipt and sufficiency of which is	s hereby acknowledged, ha <u>ve</u>
given and granted and by these presents	$1$ do $^{ m I}$ hereby give and grant
Crantoo(g) a 10-foot wide PERPETUAL EA	SEMENT for the installation,
operation, maintenance and repair of	of a ganitary sewer line.
operation, maintenance and repair	of a builtoury store over
together with the right of ingress a	ind egress on, arong, over,
under through and across the follow:	ing described real property
situate in the N/W corner of Section	10 Township IS
sicuace in the My corner of Section _	Wanidian County of
Range 1W of the Ute	meridian, county of
Mesa, State of Colorado, to wit:	

 $10\ensuremath{^{\circ}}$  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  $\frac{I}{ha \ ve}$  good title to the aforedescribed premises; that  $\frac{I}{I}$  will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 4 day of Yunuau , 19994.

my commission expires 12-2-97



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