# **Table of Contents**

Fil	e	1994-0007 Name: Glen's Flooring – Site Plan Review		
L.,				
P r	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS		
e	a	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development		
s	n	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will		
e	n	be found on the ISYS query system in their designated categories.		
n	e	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.		
t	d	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.		
X	X	Table of Contents		
37	¥7	*Review Sheet Summary		
X	X	*Application form		
X		Review Sheets		
X		Receipts for fees paid for anything		
		*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		
	寸	Appraisal of raw land		
	$\neg$	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		
	$\dashv$	*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:			
DOCUMENT DESCRIPTION.				
X	X	Site Plan / Landscape Plan		
X	X	Correspondence		
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## **REVIEW COMMENTS**

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FILE #7-94

TITLE HEADING: Site Plan Review - Glen's

Flooring

LOCATION:

1753 I-70 Business Loop

PETITIONER:

Glen's Flooring

PETITIONER'S ADDRESS/TELEPHONE:

1753 I-70 Business Loop

Grand Junction, CO 81501

245-2938

PETITIONER'S REPRESENTATIVE:

Delbert McClure

STAFF REPRESENTATIVE:

Kristen Ashbeck

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

CITY UTILITIES ENGINEER

1/19/94

244-1590

The business owner will be required to pay a Plant Investment Fee for sewer of \$750 if bathroom facilities are included in the new warehouse construction.

CITY DEVELOPMENT ENGINEER

1/18/94

Jody Kliska

Bill Cheney

244-1591

Drainage fee will be applicable. I will calculate it once a final drawing is received. Showing any setback requirements, landscaping requirements.

Is there a minimum requirement for parking spaces?

**GRAND JUNCTION POLICE DEPARTMENT** 

1/18/94

Mark Angelo

244-3587

Okay.

COMMUNITY DEVELOPMENT DEPARTMENT

1/19/94

Kristen Ashbeck

244-1437

### GENERAL

1. Need to contact Building Department regarding requirements for building over property line between Lots 3 & 4. At a minimum, the parcels will need to be combined into one tax parcel number. Contact the County Assessor's office.

## FILE #7-94 / REVIEW COMMENTS / page 2 of 2

2. Will there be an overhead door on the north side of the addition? If so, this needs to be considered when determining parking on the site.

## LANDSCAPE

- 1. The total amount of landscaping required for the site is 75% of the first 5 feet of frontage (5' x 75' x .75 = 281 s.f.) plus 5% of the parking area. Based on the proposed building expansion, 35% of the total landscaping will be required. This is approximately 150 s.f. of landscaping.
- 2. Revise site plan to show landscaping, indicating plant species, number, size and how they will be watered. Code requires underground, pressurized irrigation see enclosed regulations.

#### **PARKING**

- 1. Parking requirement for warehouse use is one space per employee on the largest shift, plus one space for each vehicle used in operation of the business.
- 2. Provide more information in narrative regarding employees and vehicles used in operation os that parking requirement can be determined.
- 3. Show actual parking spaces (not just area) on site plan.

MESA COUNTY BUILDING DEPARTMENT	1/19/94
Bob Lee	244-1656

Fire walls will be required based on location on property; otherwise normal permit process.

7-94 SITE PLAN REVIEW - 1753 I-70B 1/19/94 COMMUNITY DEVELOPMENT / KRISTEN ASHBECK 244-1437

#### 1. GENERAL

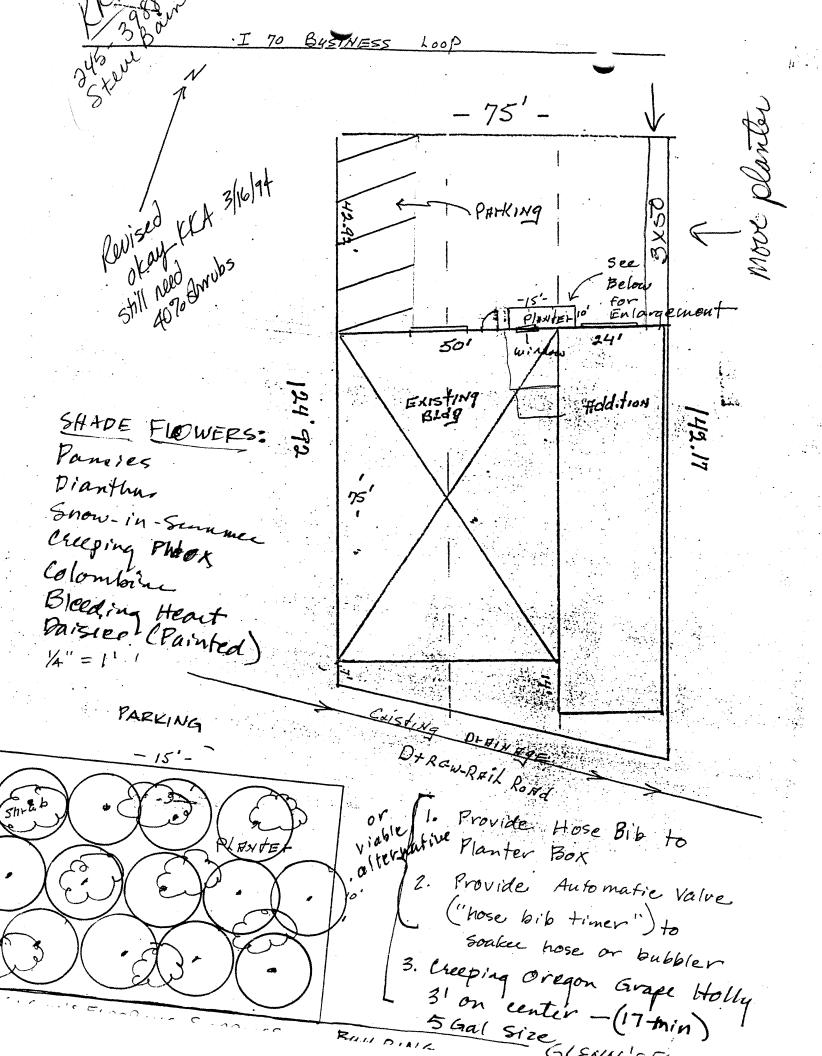
- Need to contact Building Department regarding requirements for building over property line between Lots 3 and 4. At a minimum, the parcels will need to be combined into one tax parcel number. Contact the County Assessor's office.
- Will there be an overhead door on the north side of the addition? If so, this needs to be considered when determining parking on the site.

#### 2. LANDSCAPE

- The total amount of landscaping required for the site is 75% of the first 5 feet of frontage (5' x 75' x .75 = 281 sf) plus 5% of the parking area. Based on the propsed building expansion, 35% of the total landscaping will be required. This is approximately 150 sf of landscaping.
- Revise site plan to show landscaping, indicating plant species, number, size and how they will be watered Code requires underground, pressurized irrigation--see enclosed regulations.
- An Improvements Agreement and Guarantee will be required for any landscaping not installed prior to issuance of a Certificate of Occupancy for the addition (see form attached).

#### 3. PARKING

- Parking requirement for warehouse use is one space per employee on the largest shift, plus one space for each vehicle used in operation of the business.
- Provide more information in narrative regarding employees and vehicles used in operation so that parking requirement can be determined.
- Show actual parking spaces (not just area) on site plan



1515 Arapahoe Street • Tower I • Denver, Colorado 80202

Real Estate Department, Suite 987 Tel. No. (303) 634-2373 FAX No. (303) 634-2199

February 11, 1994

Gary H. Hunt Regional Director Real Estate Department

#### VIA FAX

Mr. Delbert McClure McClure Construction 2510 South Broadway Grand Junction, CO 81503

Dear Mr. McClure:

Per your request I asked Mr. Jack Hanagan and the Engineering Department to review your plans and the impact of putting additional water into the ditch along our right-of-way.

Mr. Hanagan has indicated that he foresees no problems and approves your plan to drain the runoff into our ditch.

Should you have further questions please call me at the above number.

Respectfully

Gary H. Hunt

GHH: kll

cc: Don Denman

Jack Hanagan

1758 IV Eurone 700 - 75' -PATKING 241 501 124 92 Existing Bldg Hold tron 142.17 2016 D+RCW-RAIL ROAd 5766

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BUSINE SE. Corner 51.68 SE'14 SW'14 Section 13 25.00 T.15, R.IW., U.M. 2500 2° 33' 10' E. WESTERN 73.30.01 RIO GRANDE DENVER AREA QUANTITIES P. Par Cla