

REVIEW COMMENTS

Page 1 of 2

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 ALL ISSUES HAVE BEEN RESOLVED.

CITY UTILITIES ENGINEER
Bill Cheney

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
Jody Kliska

1/18/94
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
Mark Angelo

1/18/94
244-3587

Okay.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

1/19/94
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.

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 so that parking requirement can be determined.
3. Show actual parking spaces (not just area) on site plan.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

1/19/94
244-1656

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

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 proposed 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

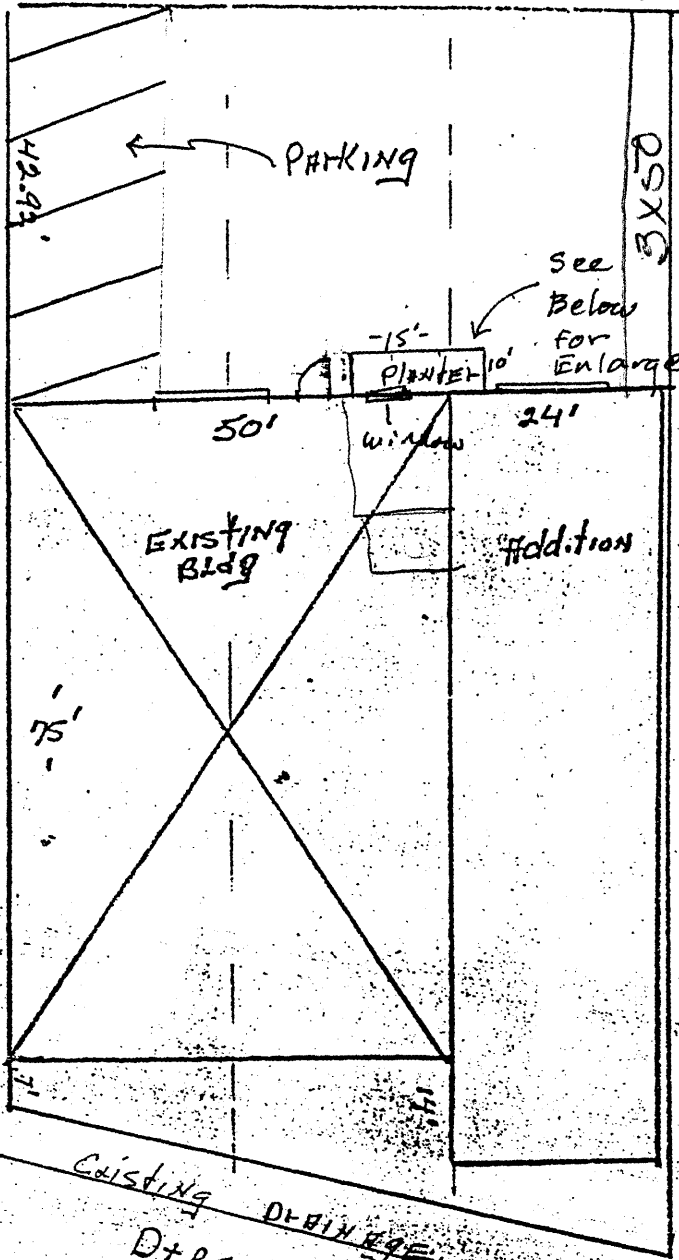
- Parking requirement for warehouse use is one space per employee on the largest shift, plus one space for each vehicle used in operation of the business.
- Provide more information in narrative regarding employees and vehicles used in operation so that parking requirement can be determined.
- Show actual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

I 70 BUSINESS Loop

245 Steer Barn
3988

Revised okay KCA 3/16/94
still need 40% shrubs

- 75' -



more planter

SHADE FLOWERS:

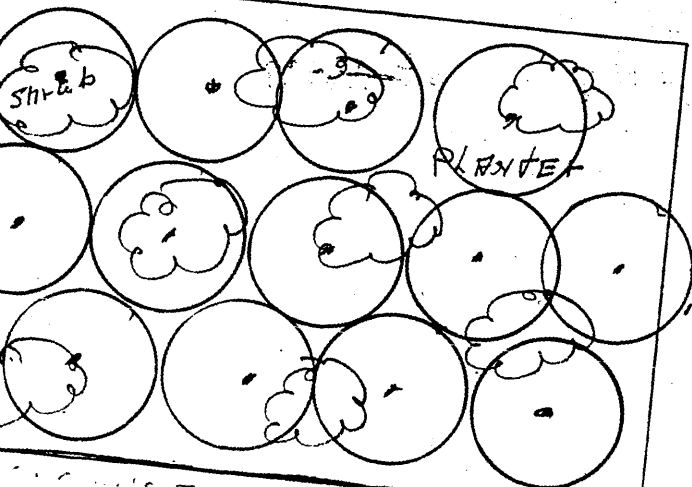
- Panicles
- Dianthus
- Snow-in-Summer
- Creeping Phlox
- Colombine
- Bleeding Heart
- Daisies (Painted)

1/4" = 1'

PARKING

- 15' -

EXISTING DRAINAGE
D+RAW-RAIL ROAD



- or viable alternative
1. Provide Hose Bib to Planter Box
 2. Provide Automatic Valve ("hose bib timer") to soaker hose or bubbler
 3. Creeping Oregon Grape Holly 3' on center - (17 min) 5 Gal size

RAIL ROAD



Southern Pacific Lines

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,

A handwritten signature in black ink, appearing to be "G. Hunt", written over a horizontal line.

Gary H. Hunt

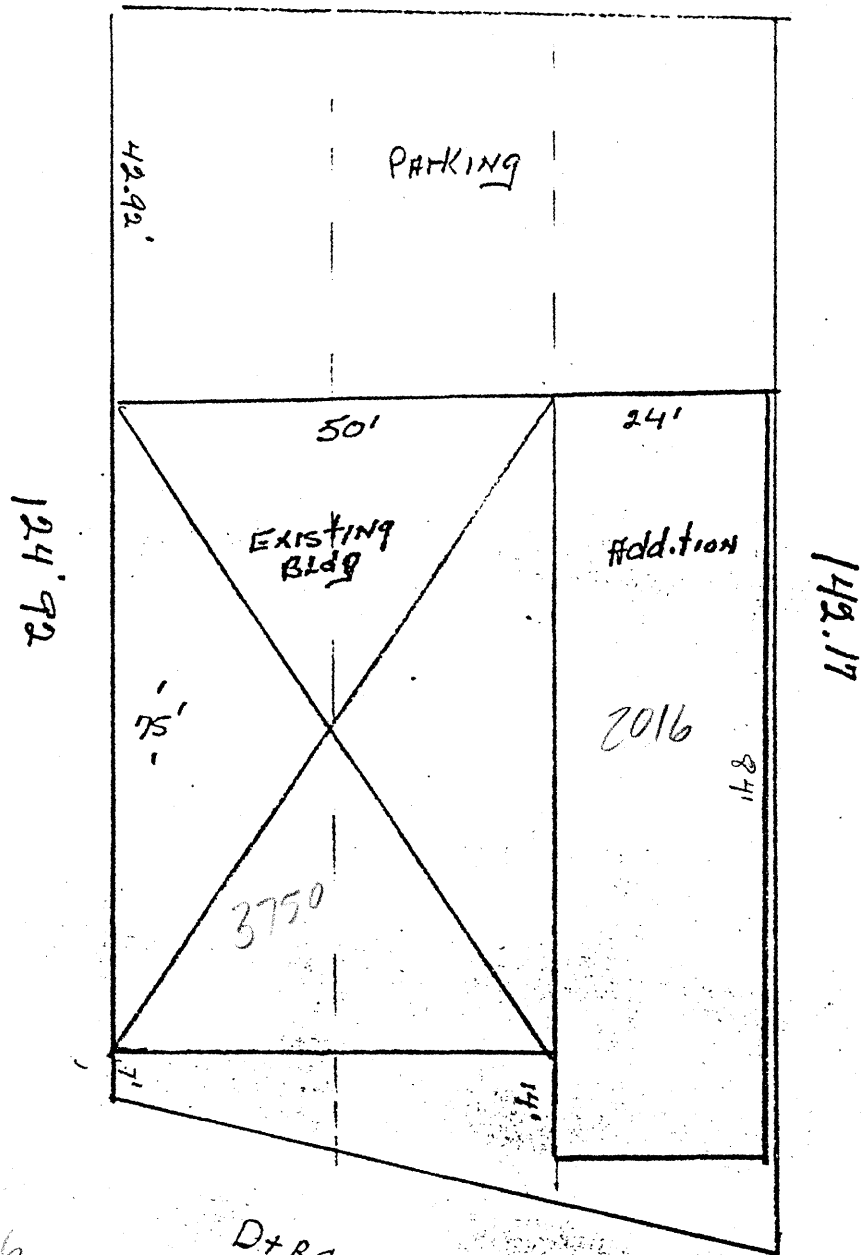
GHH:k11

cc: Don Denman
Jack Hanagan

I 70 BUSINESS LOOP

1753 I 70 BUSINESS LOOP

- 75' -



5766

D+RGW-RAIL ROAD

281 sq required landscaping total

35%

100 sq

BUSINESS-

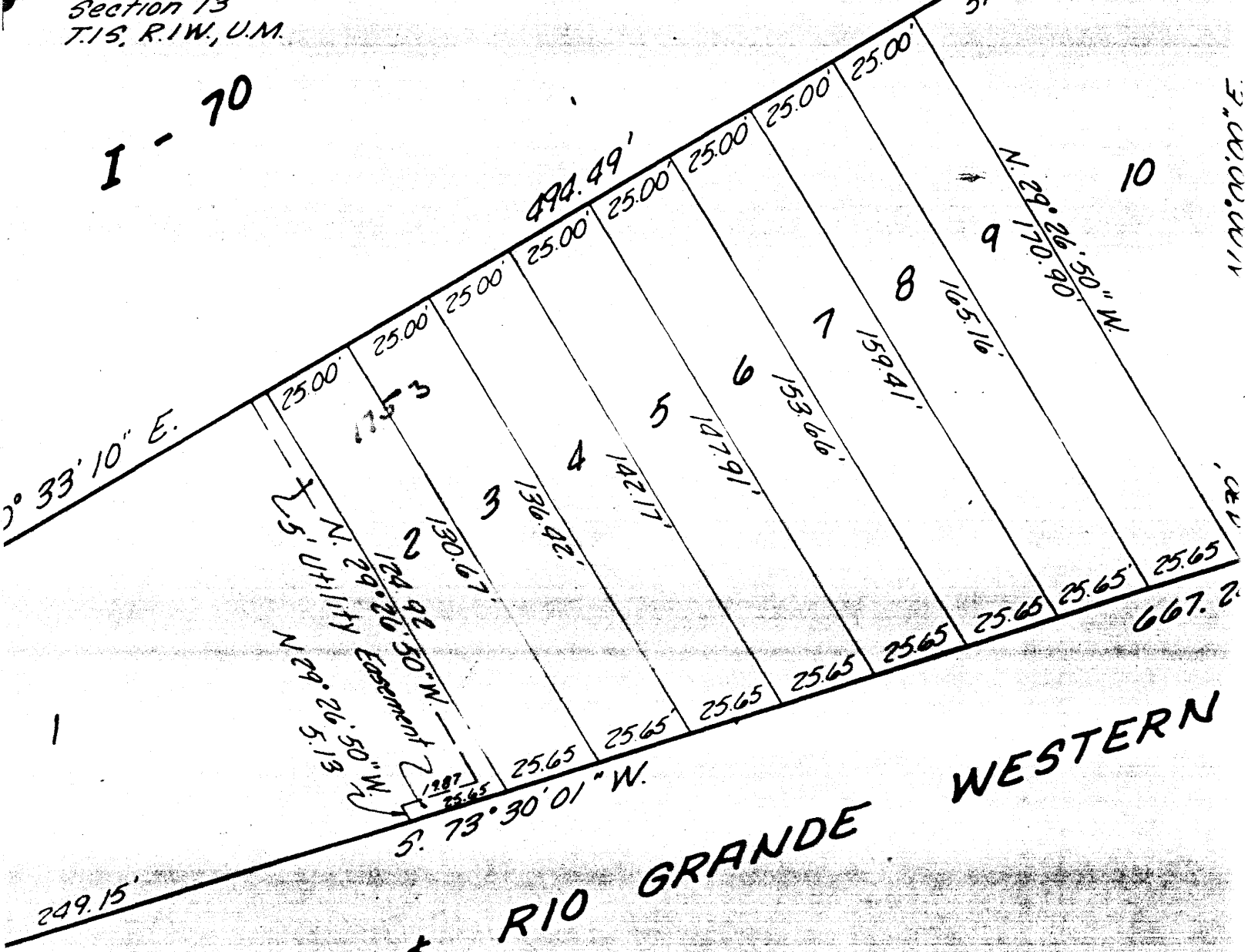
SE. Corner
SE 1/4 SW 1/4
Section 13
T.15. R.1W, U.M.

1 - 70

2° 33' 10" E.

10

1100' 00" E.



DENVER & RIO GRANDE WESTERN

AREA QUANTITIES

per Bl...