

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Receipt # 1007

Location: 592 N. COMMERCIAL DR.

Project Name: BISHOP CONSTRUCTION

ITEMS		DISTRIBUTION NEW BUILDING																TOTAL REQD.					
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service		GVRP	CDOT	Corps of Engineers	Walker Field	
● Application Fee \$ 19500	VII-1	1																					
● Submittal Checklist*	VII-3	1																					
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																					
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1																			
○ Appraisal of Raw Land	VII-1	1		1																			
○ Deeds	VII-1	1		1																			
○ Easements	VII-2	1	1	1	1																		
○ Avigation Easement	VII-1	1		1																			
○ ROW	VII-3	1	1	1	1																		
○ Improvements Agreement/Guarantee	VII-2	1	1	1																			
○ CDOT Access Permit	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1		1																			
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2											1									
○ Storm Drainage Plan and Profile	IX-30	1	2											1		1	1	1	1				
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1								1	1	1	1	1					
○ Roadway Plan and Profile	IX-28	1	2										1										
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan	IX-20	2	1	1																			
○ Geotechnical Report	X-8	1	1							1													
○ Final Drainage Report	X-5.6	1	2										1										
○ Stormwater Management Plan	X-14	1	2										1							1			
○ Phase I and II Environmental Report	X-10,11	1	1																				
○ Traffic Impact Study	X-15	1	2																	1			
● DRAWING FEE																							

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) 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 copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

RE-APPLICATION CONFERENCE

Date: 11-15-93

Conference Attendance: Dave Thornton Steve Colony

Proposal: Bishop Construction - New Building

Location: 592 N. Commercial Drive

Tax Parcel Number: 2945-102-14-047, 010, 011, 012

Review Fee: \$ 195.00

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

Additional ROW required? N/A

Adjacent road improvements required? N/A

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/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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

PROJECT NARRATIVE
BISHOP CONSTRUCTION
NEW OFFICE, SHOP AND WAREHOUSE
592 NORTH COMMERCIAL DRIVE
GRAND JUNCTION, COLORADO

44 94

The proposed structure will be a metal framed building with colored metal wall and roof panels. The north portion of the building will be occupied by the owner, Bishop Construction, and will contain an office and reception area, restroom and a shop (warehouse space to store and repair their construction materials and equipment).

The south portion of the building will contain a reception area, offices, restroom and warehouse space. It is anticipated at this time the space will be leased to a local insulation contractor as his office and materials warehouse.

The front and side yards will contain driveways, parking and landscapes areas. The rear yard will be security fenced and used for parking of vehicles and storage of equipment and materials.

REVIEW COMMENTS

Page 1 of 2

FILE #44-94

TITLE HEADING: Site Plan Review - New Office
Building - Bishop Construction

LOCATION: 592 N Commercial Drive

PETITIONER: Alpine C.M., Inc.

PETITIONER'S ADDRESS/TELEPHONE: 1111 S 12th Street
Grand Junction, CO 81501
245-2505

PETITIONER'S REPRESENTATIVE: Steve Colony

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 PARKS & RECREATION DEPARTMENT
Don Hobbs

3/4/94
244-1542

We assume no open space fees are required for this project.

CITY UTILITY ENGINEER
Bill Cheney

3/4/94
244-1590

WATER - Ute Water. There appears to be a 6" looped line in North Commercial Drive. Contact Ute Water for flow available.

SEWER - Sewer located in North Commercial Drive with tap to property. "Plant Investment Fee" for sewer will be \$750 unless more than 20 people employed in the building.

GRAND JUNCTION DRAINAGE DISTRICT
John Ballagh

3/14/94
242-4343

The site at 592 N Commercial Drive is within the basin that is drained by the Buthorn Drain. Surface runoff from Westgate Park No. 2 and Westgate Park does find its way into the large drain at the bottom of the hill under Ute Water's storage yard.

There are no Grand Junction Drainage District facilities within the site that would require easement dedication.

CITY DEVELOPMENT ENGINEER
Jody Kliska

3/14/94
244-1591

Drainage Fee - \$2,618

Landscaping in right-of-way between the two driveways to discourage parking in the area and to keep gravel out of the street.


The finished floor elevation of the building should be a minimum of 1-1/2' above the gutter of the street to avoid runoff in the street from affecting the building.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

3/16/94
244-1437

1. All primary circulation/parking areas must be paved - in this case, all areas in front of the gates, not just the front area.
2. Total landscape requirement on site is approximately 1,500 s.f.; of which, approximately 1,062 s.f. is shown on the proposed plan. Since the area in the right-of-way between the driveways must also be landscaped, this area can be considered to meet the balance of the on-site requirement. Revise plan to show landscaping in right-of-way between driveways.
3. Minimum planting size for shrubs is 5 gallon (plan indicates 2 gallon).
4. Watering plantings by hand and with runoff is not acceptable, especially since the plantings will be along a roadway. The Zoning and Development Code requires an underground, pressurized irrigation system for all landscaped areas.
5. An Improvements Agreement and Guarantee will be required for any of the above items that are not in place prior to issuance of a Certificate of Occupancy for the building.

1. All primary circulation/parking areas must be paved--in this case, all areas in front of the gates, not just the front area.
2. Total landscape requirement on site is approximately 1,500 square feet; of which, approximately 1,062 square feet is shown on the proposed plan. Since the area in the right-of-way between the driveways must also be landscaped, this area can be considered to meet the balance of the on-site requirement. Revise plan to show landscaping in right-of-way between driveways.
2. Minimum planting size for shrubs is 5 gallon (plan indicates 2 gallon).
3. Provide more detailed information on plant species and total number of each.
4. Watering plantings by hand and with runoff is not acceptable, especially since the plantings will be along a roadway. The Zoning and Development Code requires an underground, pressurized irrigation system for all landscaped areas.
5. An Improvements Agreement and Guarantee will be required for any of the above items that are not in place prior to issuance of a Certificate of Occupancy for the building.



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 20 1994

March 25, 1994

Mr. Steve Colony, Project Manager
Alpine C.M., Inc.
1111 South 12th Street
Grand Junction, CO 81501

RE: Bishop Construction Office

Dear Steve,

The red-lined drawing you provided for the proposed Bishop Construction office addresses most of the review agency comments. The revised finished floor elevation is acceptable to the City Development Engineer, and the revision to the fencing and pavement will meet site development standards; however, the following must still be addressed:

- Are the areas in front of the gates next to the fence on either side still to serve as parking stalls? if so, please label as such.
- Note that all landscape areas are to have a pressurized, underground irrigation system--delete any reference to watering with site and roof drainage and hand watering.
- Aspen clumps are acceptable in the on-site planter areas, but are not acceptable street trees within the public right-of-way. Recommend something hardier such as an ash, locust or even flowering fruit tree.
- The landscaped area within the right-of-way must have some sort of containment around it (e.g. curbing). It must also include 40% coverage by shrubs. Suggest that it have wood mulch to match other on-site landscaped areas rather than gravel.

Please do not hesitate to call if you have questions regarding these comments.

Sincerely,

Kristen Ashbeck
Planner

WARRANTY DEED

Donn L. McKinney and Shirley P. McKinney

Grantor(s)

whose address is 820 Kimball Avenue

*County of Mesa

, State of

COLORADO

, for the consideration of

EIGHT THOUSAND AND NO/100 (\$8,000.00)

dollars, in hand paid, hereby sell(s)

and convey(s) to Fred William Bishop and Fred Walter Bishop, as Joint Tenants

whose legal address is 285 East Parkview Drive, Grand Junction

County of Mesa

, and State of

COLORADO 81503

the following real property in the

County of Mesa

, and the State of

Colorado, to wit:

Lot 8, EXCEPT the North 21 feet thereof, and Lots 9 through 11, inclusive, in Block 3 of WESTGATE PARK

44 94

also known by street and number as

vacant lots

Grand Junction, CO 81505

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1993, payable in 1994 and all subsequent years, easements, rights of ways and restrictions of record.

Signed this 23rd day of February, 1993.

Donn L. McKinney
Donn L. McKinney

Shirley P. McKinney by Donn L. McKinney
Shirley P. McKinney
by Donn L. McKinney, her atty in fact

STATE OF Colorado)

) ss.

County of Mesa)

The foregoing instrument was acknowledged before me this 23rd day of February, 1993, by Donn L. McKinney, individually and as attorney in fact for Shirley P. McKinney

My commission expires 12/16/95

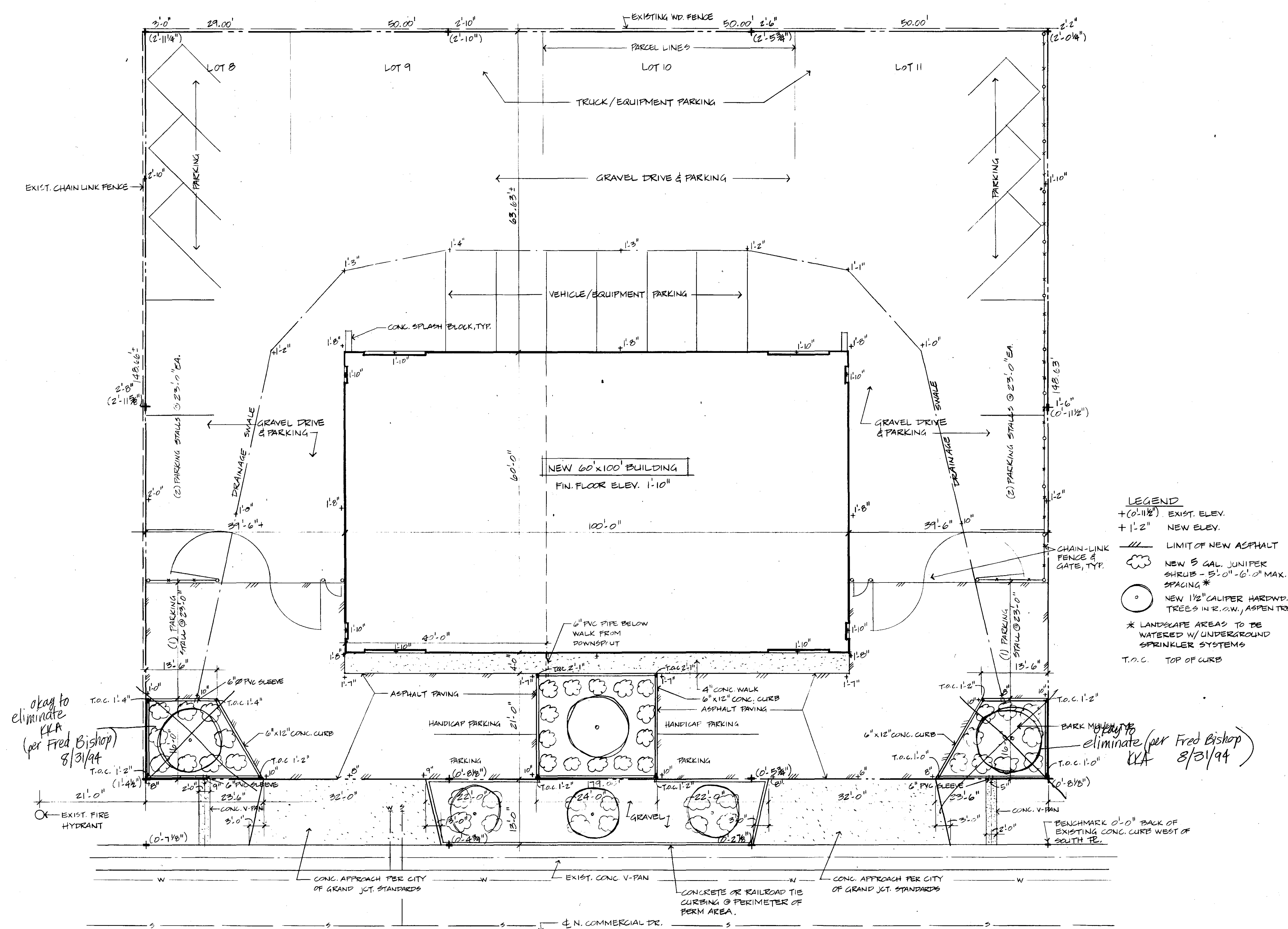
Witness my hand and official seal.

Renee C. Wilkins

Notary Public

Renee C. Wilkins
205 N. 4th Street
Grand Junction, CO

*If in Denver, insert "City and."



- LEGEND**
- + (0'-11 1/2") EXIST. ELEV.
 - + 1'-2" NEW ELEV.
 - LIMIT OF NEW ASPHALT
 - CHAIN-LINK FENCE & GATE, TYP.
 - NEW 5 GAL. JUNIPER SHRUB - 5'-0" - 6'-0" MAX. SPACING*
 - NEW 1 1/2" CALIPER HARDWP. TREES IN R.O.W., ASPEN TREES ON SITE*
 - * LANDSCAPE AREAS TO BE WATERED W/ UNDERGROUND SPRINKLER SYSTEMS
 - T.O.C. TOP OF CURB

okay to eliminate KKA (per Fred Bishop) 8/31/94

eliminate (per Fred Bishop) KKA 8/31/94

SITE PLAN
1" = 10'-0"

LEGAL DESCRIPTION
LOT 8, EXCEPT THE NORTH 21 FEET THEREOF, AND LOTS 9 THROUGH 11, INCLUSIVE, IN BLOCK 3 OF WESTGATE PARK SUBDIVISION
TAX ID. NO. 2945-102-14-047, 010, 011, & 012

ACCEPTED KKA 3/31/94
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.

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT
MAR 30 1994

FINAL 3/30/94
REVISED 3/30/94

Alpine C.M., Inc.
Construction Management • General Contracting
1111 S. 12th Street
Grand Junction, CO 81501
(303) 245-2505
FAX (303) 245-2591

SHIMMER CONSTRUCTION
1111 S. COMMERCIAL DRIVE
GRAND JUNCTION, CO
Steven P. Colony
Architect
P.O. Box 177 Grand Junction, CO 81502

1 994-0044