

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 1128 S. 9th St.

Project Name: LTD Edition

ITEMS	DISTRIBUTION																						
DESCRIPTION #49 94 Original Do NOT Remove From Office	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	TOTAL REQ'D.	
● Application Fee <i>\$110.00</i>	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	
● Evidence of Title	VII-2	1		1		1																	
○ Appraisal of Raw Land	VII-1	1		1	1																		
○ Deeds	VII-1	1		1			1																
○ Easements	VII-2	1	1	1	1		1																
○ Avigation Easement	VII-1	1		1			1																
○ ROW	VII-3	1	1	1	1		1																
○ Improvements Agreement/Guarantee	VII-2	1	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										1	
○ Storm Drainage Plan and Profile	IX-30	1	2								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 <i>shown on Site plan</i>	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					

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.

PRE-APPLICATION CONFERENCE

Date: 2/28/94
Conference Attendance: Henry & Linda Turner, K.P. & Jody K.
Proposal: Manufacturing Business
Location: 1128 S. 9th St.

Tax Parcel Number: 2945-231-13-000
Review Fee: \$110.00

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

Additional ROW required? NO
Adjacent road improvements required? possibly curb, gutter & sidewalk for the 9th St. frontage
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? NO Estimated Amount:
Recording fees required? NO Estimated Amount:
Half street improvement fees required? possibly Estimated Amount:
Revocable Permit required? NO
State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines NO

Located in identified floodplain? FIRM panel # 080117-0009-E - YES
Located in other geohazard area? ?

Located in established Airport Zone? Clear Zone. Critical Zone. Area of Influence? NO
Avigation Easement required? NO

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.

Signatures of Petitioner(s) and Representative(s)

GENERAL PROJECT REPORT

LTD EDITION ENTERPRISES

- A. We would like to purchase the property at 1128 South 9th Street for the purpose of manufacturing limited edition art reproductions using polyurethane foam. This property currently has a 4,000 square foot metal/block building with 20 foot eaves. The lot is 60 feet by 150 feet. At the present time we employ 4 full-time and 6 part-time people.
- B. This area is zoned industrial but still has a number of small homes. Our process is very compatible with type of area since it does not pose threats of noise, pollution or high traffic. Also, a move to this location would enable us to increase volume, thus creating new jobs for Mesa County.
- C. Our project does not require any change in zoning. Other businesses in the area include the Mesa County Shop, auto body repair, sheet metal fabrication, foundry, chrome shop, warehouses and vacant land. Existing streets, utilities and public facilities in this area have already been developed for industrial use and our process would not place greater demands than previous uses.

Hours of operation would be Monday through Friday, 8:00 am to 5:30 pm, and possibly some Saturdays during peak season.

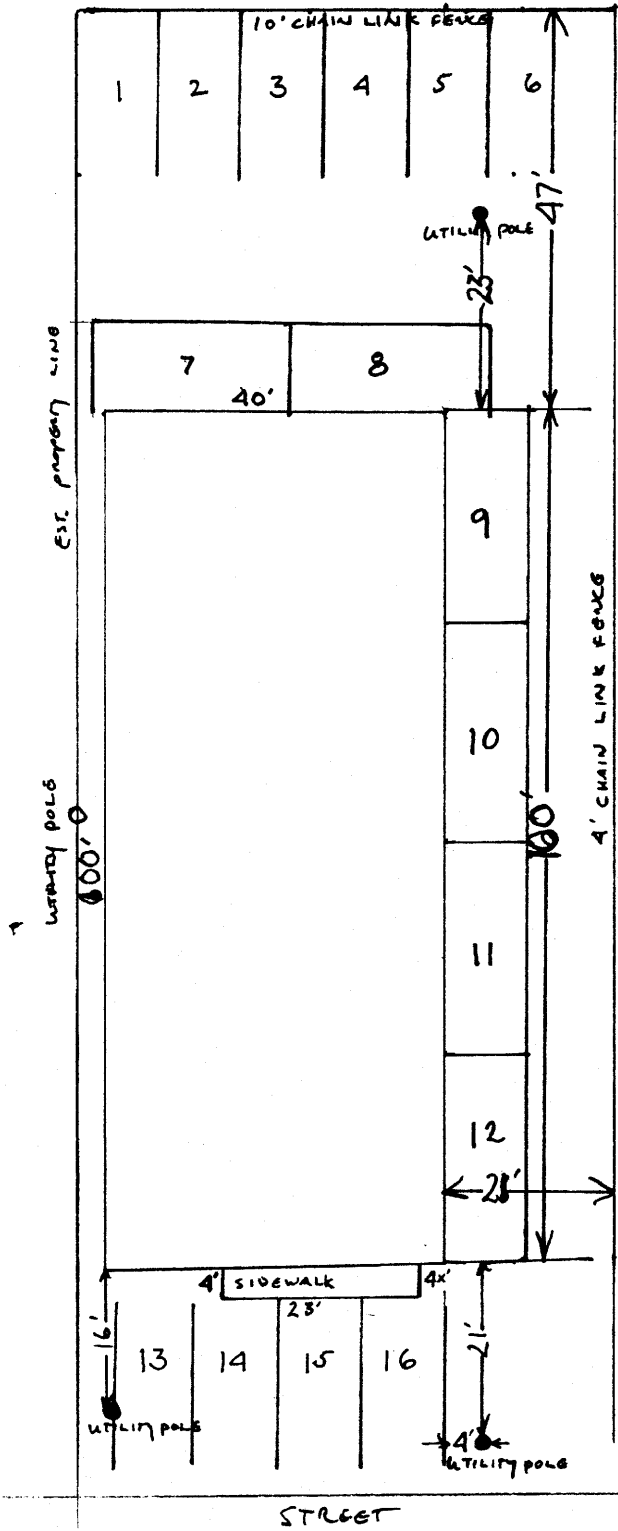
Since we are not open to the public, signage would be limited to company name and address lettered on the door.

- D. Date of closing for this property is scheduled for April 22. Interior remodeling should be completed by May 13, and in operation by May 20, 1994.

#49 94

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PARKING AND LANDSCAPE PLAN



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#49 94

LOT SIZE 60' x 150

REVIEW COMMENTS

Page 1 of 2

FILE #49-94

TITLE HEADING: Site Plan Review - LTD Edition
Enterprises - Manufacturing

LOCATION: 1128 South 9th Street

PETITIONER: LTD Edition Enterprises

PETITIONER'S ADDRESS/TELEPHONE: 820 Ouray Avenue
Grand Junction, CO 81501
243-9670

PETITIONER'S REPRESENTATIVE: George & Linda Turner

STAFF REPRESENTATIVE: Kathy Portner

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.

MESA COUNTY BUILDING DEPARTMENT 3/15/94
Bob Lee 244-1656

A building permit is required for the interior remodel of the building. If the building proposed for manufacturing use was not formerly used for a similar use we should be called for a walk-thru inspection. Changes may need to be made to the building to comply to the new use.

GRAND JUNCTION FIRE DEPARTMENT 3/17/94
George Bennett 244-1400

A complete plans review is to be conducted prior to any remodel to determine coded compliance. Submit a complete set of building plans for our use.

COMMUNITY DEVELOPMENT DEPARTMENT 3/17/94
Kathy Portner 244-1446

See attached comments.

CITY UTILITY ENGINEER 3/21/94
Bill Cheney 244-1590

WATER - No comment.
SEWER

1. Contact "Industrial Pretreatment Coordinator" at Persigo Treatment Facility (244-1489) to go over polyurethane foam process. There may be requirements pertaining to the disposal of sewage.

2. "Plant Investment Fee" for the property has previously been paid. The fee will remain the same unless more than 20 people are employed.

CITY DEVELOPMENT ENGINEER
Jody Kliska

3/23/94
244-1591

The parking stalls are not dimensioned, however it appears the parking will not meet the requirements of Section 5-5-1.K of the Zoning & Development Code. Parking in front of the doors is not acceptable. There needs to be adequate turn-around room on site for vehicles or secure an easement from adjoining property. Backing into public streets is not allowed on new developments.

STAFF REVIEW

FILE: #49-94
DATE: March 17, 1994
STAFF: Kathy Portner
REQUEST: Site Plan Review--LTD Editions Enterprises
LOCATION: 1128 S. 9th Street
APPLICANT: George and Linda Turner

EXISTING LAND USE: Warehouse

PROPOSED LAND USE: Light manufacturing

SURROUNDING LAND USE:

NORTH:
SOUTH:
EAST:
WEST:

EXISTING ZONING: I-2

PROPOSED ZONING: I-2

SURROUNDING ZONING:

NORTH: I-2
SOUTH: I-2
EAST: I-2
WEST: I-2

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

1. Half street improvements to 9th street along the frontage will be required as per Development Engineer requirements.

2. The parking requirement for manufacturing businesses is one space per employee on the largest shift, plus ten percent of total employee staffs for visitor parking, plus one space for each vehicle used in operation of the business. Please clarify the number of employees (which would include the owners) that would be present at one time.

3. The parking layout as proposed is not acceptable. Parking stalls in front of the building will not be allowed to back directly into 9th Street. All maneuvering must take place on-site. The proposed parallel spaces along the building do not work without having a through access from 9th Street to a street or alley in the rear of the building. A new parking plan must be submitted for review.

4. The interior remodel of an existing building does not require the upgrading of the site to meet landscaping requirements. However, the addition of any landscaping is encouraged along the 9th Street corridor.

STAFF RECOMMENDATION:

DATE SUBMITTED 3/10/94

#49 94

BUILDING PERMIT NO. _____

Original
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FEE \$ _____

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 1128 South 9th Street

SQ. FT. OF PROPOSED BLDG(S)/ADDITION Internal 2nd floor 2,400sq ft

SUBDIVISION Benton Canon 1st Sub
Portions of

SQ. FT. OF EXISTING BLDG(S) 4,000

FILING BLK 12 LOT 1-6

NO. OF FAMILY UNITS 0

TAX SCHEDULE NO. 2945-231-13-006

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER George & Linda Turner

USE OF EXISTING BLDGS Warehouse and Mfg.

ADDRESS 820 Ouray Avenue, G. Jct.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 243-9670

Second floor for artist/painters

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE _____

DESIGNATED FLOODPLAIN: YES _____ NO _____

SETBACKS: Front _____ from property line or
_____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear _____ from property line

Parking Req'mt _____

Maximum Height _____

File Number _____

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval _____

Applicant Signature _____

Date Approved _____

Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)