

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 145 200 N. 44th

Project Name: Home Loan Expansion

ITEMS		DISTRIBUTION																				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	GVPP	CDOT	Corps of Engineers	Walker Field		City Police Dept.
● Application Fee \$120.00	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	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	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								
○ 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				

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: 3/23/94

Conference Attendance: Hub Metz, Kathy P.

Proposal: Business Addition

Location: 200 N. 4th

Tax Parcel Number: \$120.00 2945-143-15-005

Review Fee: ✓

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

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: _____

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 Parking 6,100 sq addition - 20 spaces / Existing s.f.
- 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.

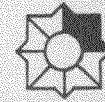
In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require 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.

x William W. Albrecht
Signature(s) of Petitioner(s)

Hub Metz
Signature(s) of Representative(s)



GENERAL PROJECT REPORT

for

HOME LOAN & INVESTMENT COMPANY

145 N. 4TH STREET

GRAND JUNCTION, COLO.

MARCH 24, 1994

Home Loan & Investment Company desires to construct a second-story addition to their existing building, located at 145 N. 4th Street, Grand Junction, Co. Their existing building is located on the SouthWest corner of 4th Street & Rood Ave.

The current lot size consists of 6 City lots of 65 feet by 25 feet each, for a total of 9,750 square feet.

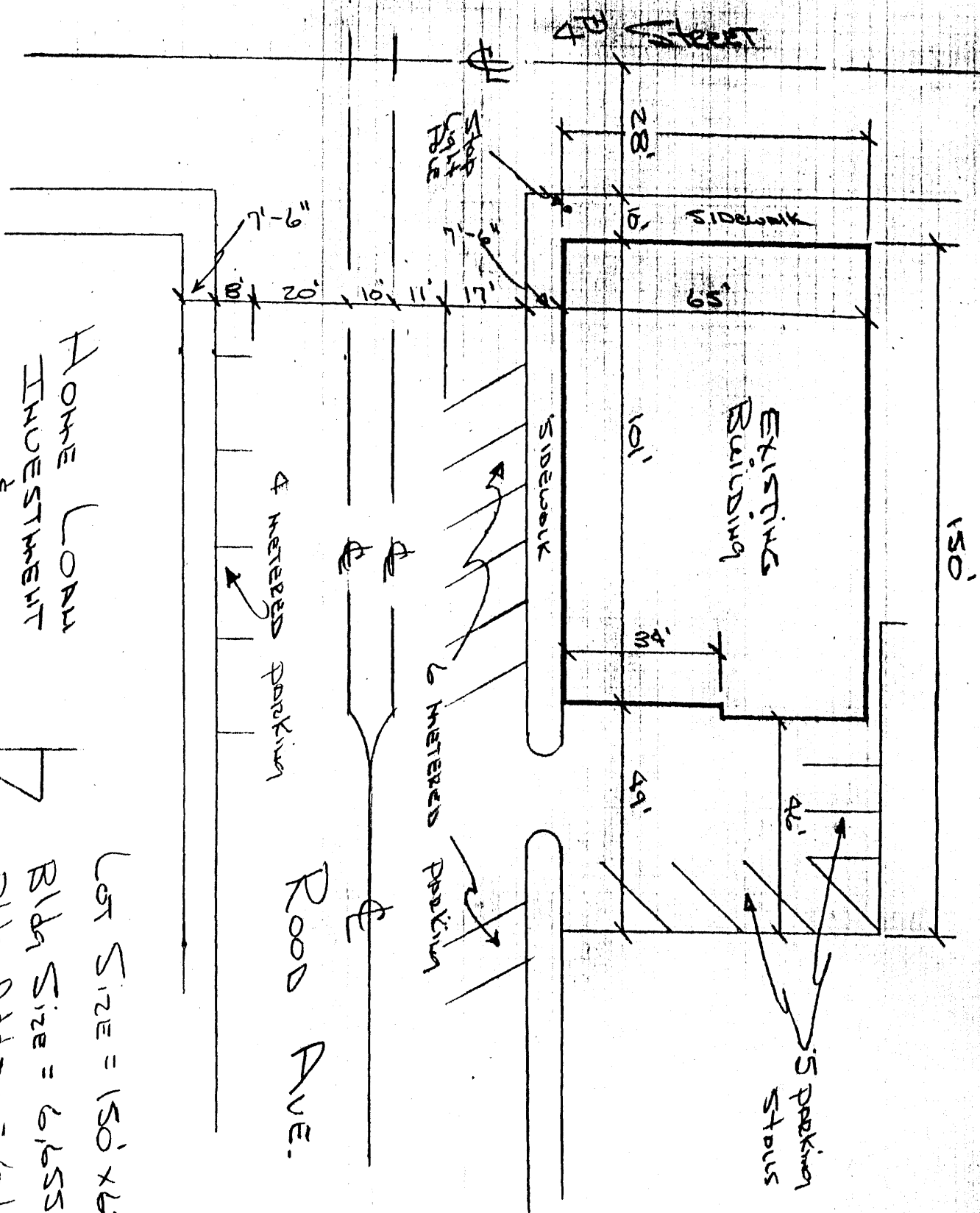
Their existing building is a single-story structure, with the exception of a small area on the West end that has two stories. In addition, there is a small, unfinished basement on the West end, which is used for record storage. The existing building consists of approx. 6,665 square feet.

The new addition will consist of a support services area, 2 offices, a meeting room, employees break room, employee kitchen and two employee restrooms. There will be two stairways that will provide access to these areas. The total square footage of the addition will be approx. 6,162 square feet.

Currently there is 28 full-time employees and 2 part-time employees working in the office. According to the management there are no plans on hiring additional employees.

Home Loan currently owns 28 parking stalls for the benefit of their management and employees. Of the 28, there is 22 stalls located between 3rd Street and 4th Street on the North side of Rood Ave. The remaining 6 stalls are located on the Western portion of their property.

Construction is planned to begin April 1, 1994 with completion of construction being on or before September 1, 1994. Sun King has contracted with Home Loan to be the General Contractor. Please address any questions or inquiries to Greg Motz, of Sun King, at 245-9173.



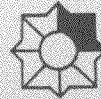
HOME LOAN
 INVESTMENT
 INSURANCE

SCALE: 1" = 30'
 TOTAL 12,817

LOT SIZE = 150' x 65'

Bldg Size = 6,655

Bldg Addition = 6,162



GENERAL PROJECT REPORT

for

HOME LOAN & INVESTMENT COMPANY

145 N. 4TH STREET

GRAND JUNCTION, COLO.

JUNE 10, 1994

Home Loan & Investment Company desires to construct a second-story addition to their existing building, located at 145 N. 4th Street, Grand Junction, Co. Their existing building is located on the SouthWest corner of 4th Street & Rood Ave.

The current lot size consists of 6 City lots of 65 feet by 25 feet each, for a total of 9,750 square feet.

Their existing building is a single-story structure, with the exception of a small area on the West end that has two stories. In addition, there is a small, unfinished basement on the West end, which is used for record storage. The existing building consists of approx. 6,665 square feet.

The new addition will consist of new support services and office area. There is an existing stairway serving the second story. An additional stairway will be constructed providing egress from both levels to the North onto Rood Street. The total square footage of the new addition will be approximately 3,340 square feet.

Currently there is 28 full-time employees and 2 part-time employees working in the office. According to the management there are no plans on hiring additional employees.

Home Loan currently owns 28 parking stalls for the benefit of their management and employees.

Construction is planned to begin July 1, 1994 with completion of construction being on or before October 1, 1994. Sun King has contracted with Home Loan to be the General Contractor. Please address any questions or inquiries to Greg Motz, of Sun King, at 245-9173.

REVIEW COMMENTS

Page 1 of 1

FILE #56-94

TITLE HEADING: Site Plan Review - 2nd Story
Addition

LOCATION: 145 N 4th Street

PETITIONER: Home Loan Investments

PETITIONER'S ADDRESS/TELEPHONE: 145 N 4th Street
Grand Junction, CO 81501
243-6600

PETITIONER'S REPRESENTATIVE: Sam Suplizio

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.

CITY ATTORNEY 3/27/94
Dan Wilson 244-1508

No comment.

DOWNTOWN DEVELOPMENT AUTHORITY 3/28/94
Barbara Creasman 244-1457

Okay.

CITY UTILITY ENGINEER 3/31/94
Bill Cheney 244-1590

WATER - No comment

SEWER - An increase in the "Plant Investment Fee" of \$187.50 is required at this time. The increase is based on the number of full time employees, 28. Presently the "Plant Investment Fee" and monthly service charge is based on 22.8 employees.

COMMUNITY DEVELOPMENT DEPARTMENT 4/5/94
Kathy Portner 244-1446

See attached comments.

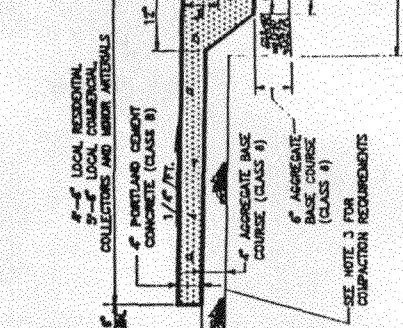
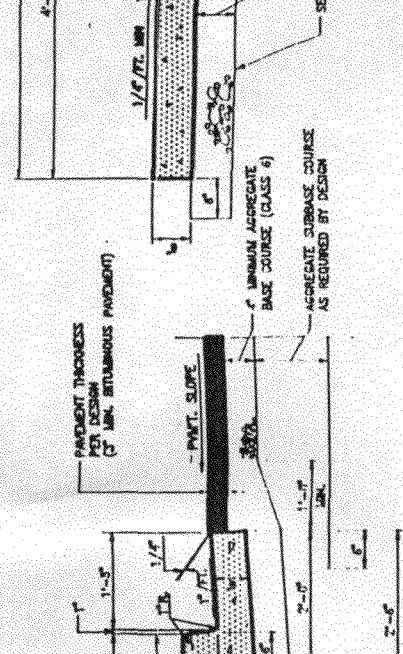
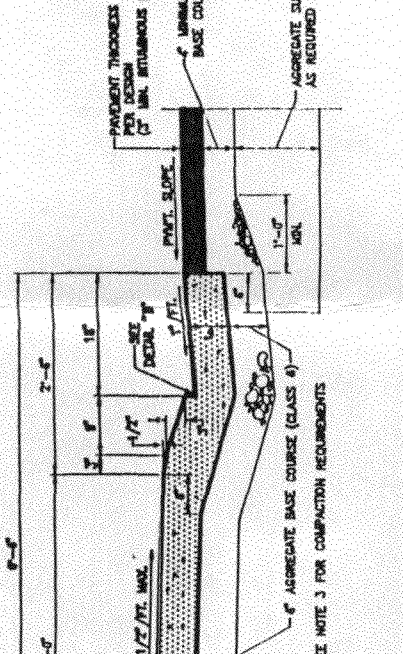
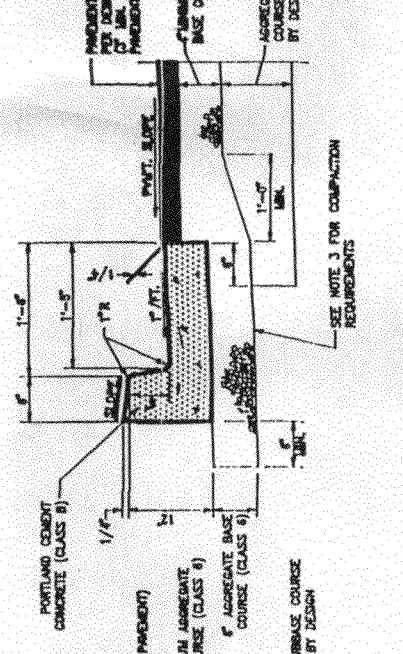
Comments Received Late

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

4/8/94
244-1400

A fire flow survey is to be conducted to determine the required flows and if existing utilities are adequate. Submit a complete set of building plans for our review. A Fire Department Clearance must be applied for.

1. ALL PORTLAND CEMENT CONCRETE SHALL BE COLORDADO DIVISION OF HIGHWAYS CLASS "B". ALL CONCRETE SHALL BE MOVED, PLACED, CURED AND TESTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STREET CONSTRUCTION SPECIFICATIONS.
2. ALL CONCRETE WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CURB, GUTTER & SIDEWALK CONTRACTOR. A PERMIT IS REQUIRED AT EACH LOCATION WHERE CONCRETE IS REMOVED, ALTERED OR PLACED.
3. ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, DRAINAGE PANS AND OTHER CONCRETE WORK SHALL BE UNDERLAIN WITH AGGREGATE BASE COURSE (CLASS 9) SEE DETAILS FOR RAMP DETAILS. THE TOP SURFACE OF DRIVEWAYS UNDER ALL CONCRETE SHALL BE COMPACTED TO AT LEAST SURFACE UNDER 1-1/2" MAXIMUM DENSITY. ALL SATURATED OR UNSATURATED SURFACE MATERIAL SHALL BE REMOVED AND REPLACED.
4. ALL CURBS AND GUTTERS NOT DESTROYED FOR REMOVAL WHICH IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
5. ALL DRIVEWAY CONCRETE (UPON AND SIDEWALK CROSSINGS) SHALL BE 4" MINIMUM THICK (MIN) FOR RESIDENTIAL USES AND 6" THICK (MIN) FOR ALL OTHER USES.
6. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED IN ALL CURBS, GUTTERS, SIDEWALKS, 1-1/2" MAX. AT ENDS OF HORIZONTAL CURVES. AT ENDS OF DRIVEWAY SECTIONS AND AT JUNCTION SPACING OF 100'. TRANSVERSE CONTRACTION JOINTS SHALL BE PROVIDED AT 10' SPACING.
7. VERTICAL TRAFFIC SHALL BE LEFT OFF NEW CONCRETE FOR A MINIMUM OF FIVE DAYS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
8. AN APPROVED CURING/SEALING COMPOUND SHALL BE APPLIED TO ALL EXPOSED CONCRETE IMMEDIATELY AFTER FINISHING.
9. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR 5 DAYS AFTER BEING PLACED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ADDED TO CONCRETE SURFACES DURING FINISHING OPERATIONS.
11. HANDICAP RAMPS SHALL BE INSTALLED AT EACH CORNER OF ALL STREET INTERSECTIONS. SEE EXHIBIT "E" FOR DETAILS.



DRIVE OVER CURB, GUTTER & SIDEWALK
(RESIDENTIAL STREETS ONLY)

CURB & GUTTER

MONOLITHIC CURB, GUTTER & SIDEWALK

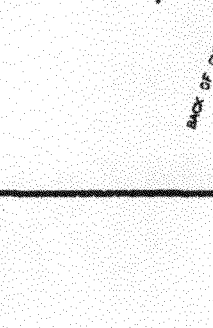
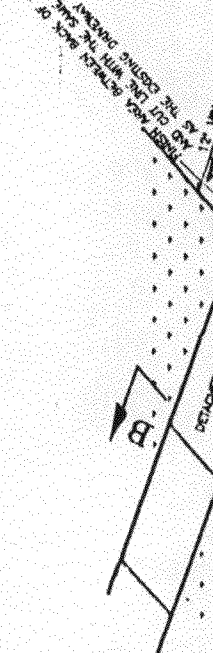
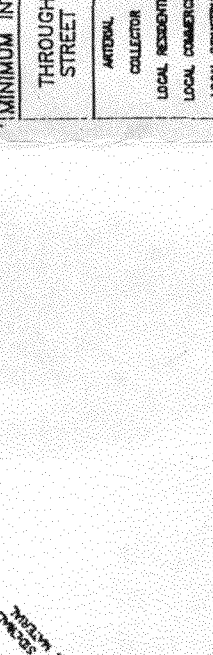
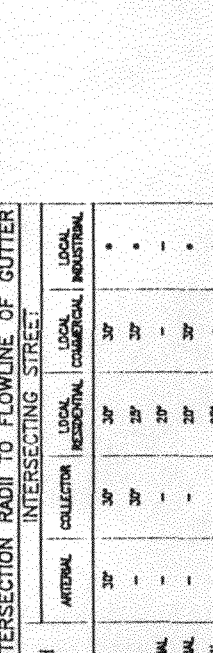
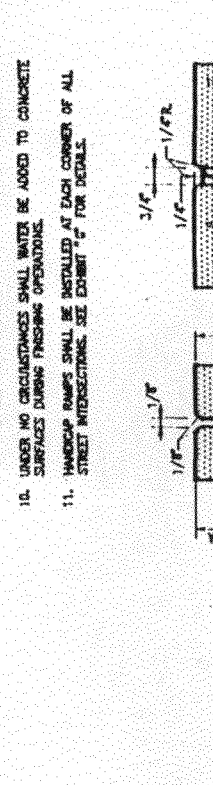
MAIL BOX INSTALLATION

SECTION F-F

MINIMUM INTERSECTION RADI TO FLOWLINE OF GUTTER INTERSECTING STREET

THROUGH STREET	ARTERIAL	COLLECTOR	LOCAL RESIDENTIAL	LOCAL COMMERCIAL	LOCAL INDUSTRIAL
ARTERIAL	30'	30'	30'	30'	30'
COLLECTOR	-	30'	20'	20'	-
LOCAL RESIDENTIAL	-	-	20'	20'	30'
LOCAL COMMERCIAL	-	-	-	20'	30'
LOCAL INDUSTRIAL	-	-	-	-	30'

* RAMP AT INTERSECTIONS WITH INDUSTRIAL STREETS SHALL BE INDIVIDUALLY DESIGNED BASED ON TURNING REQUIREMENTS FOR 10-30 TRUCKS



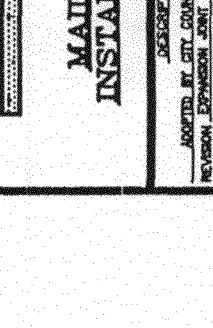
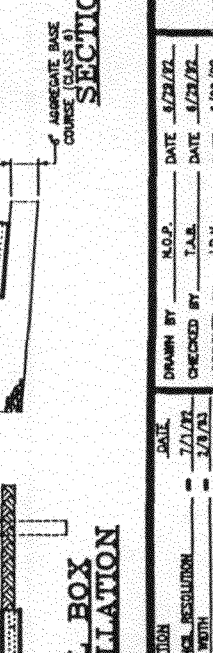
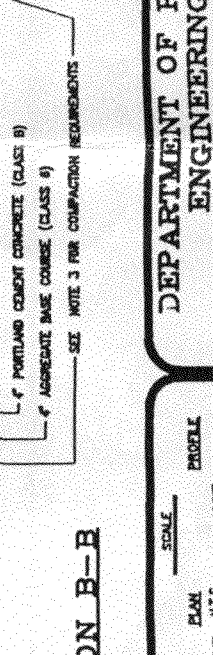
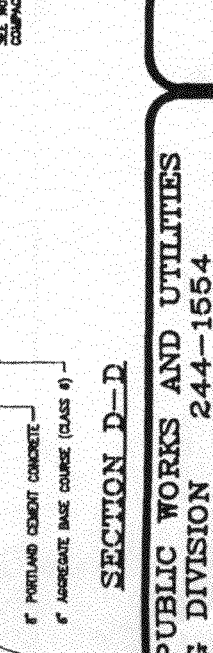
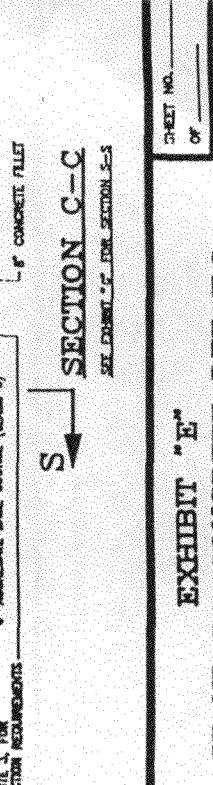
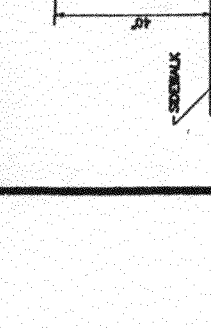
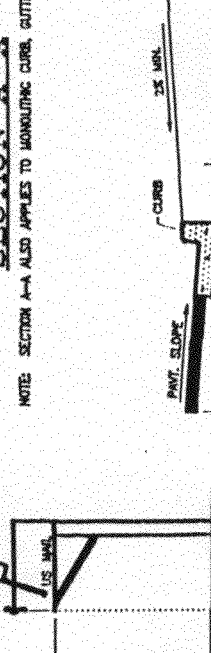
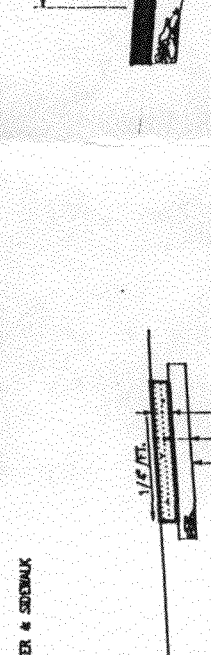
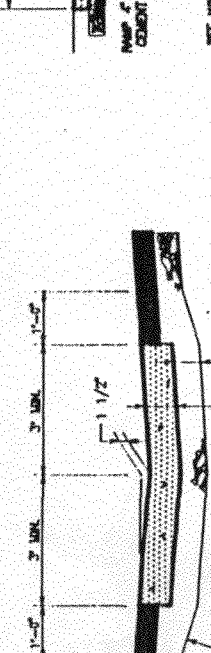
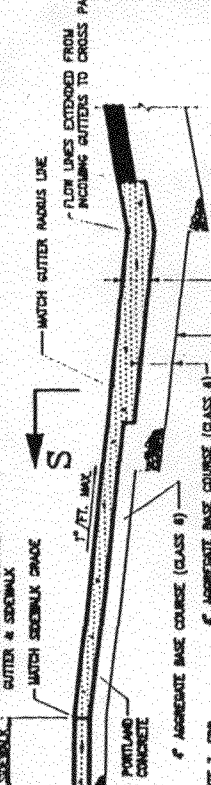
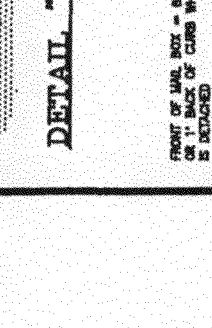
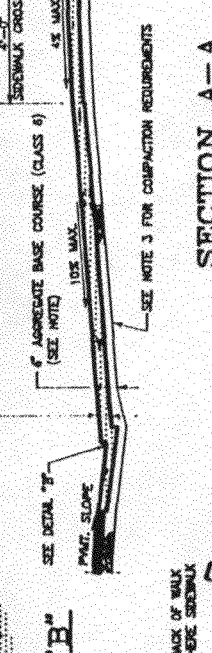
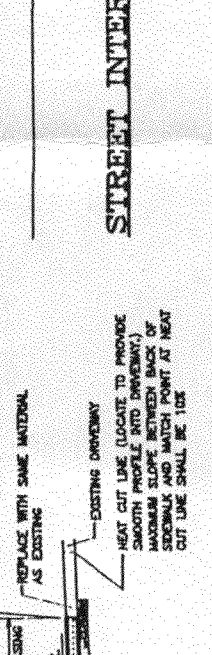
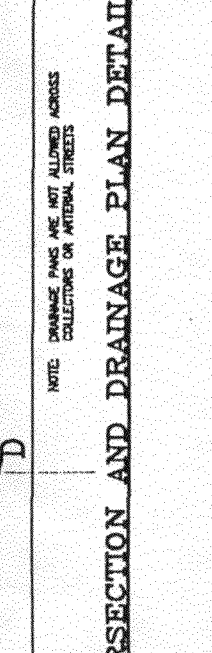
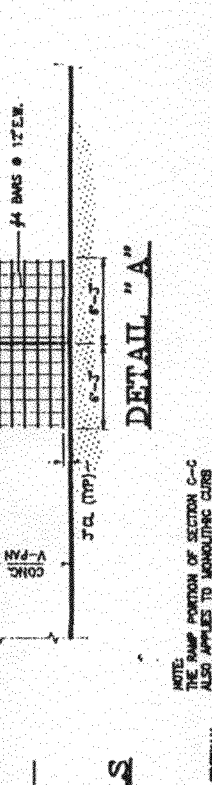
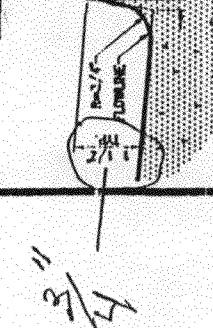
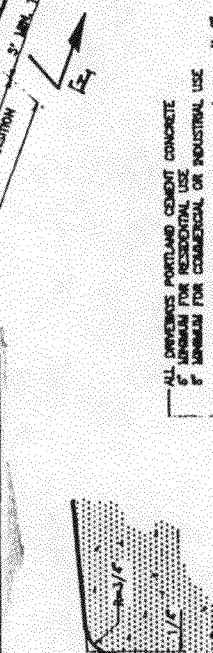
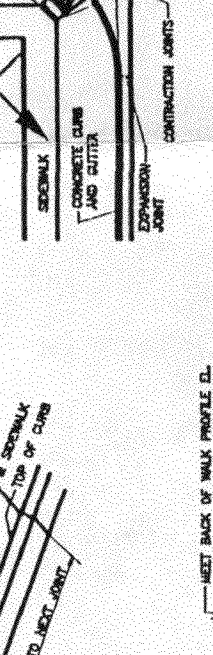
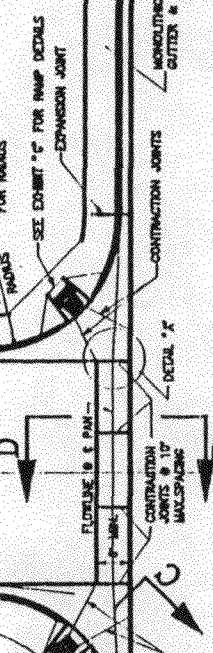
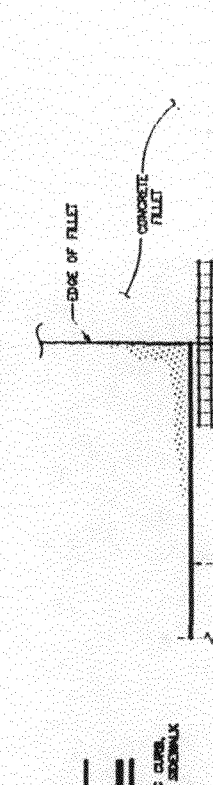
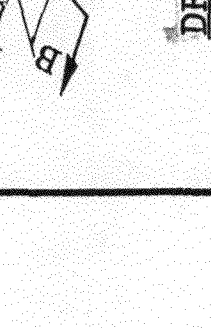
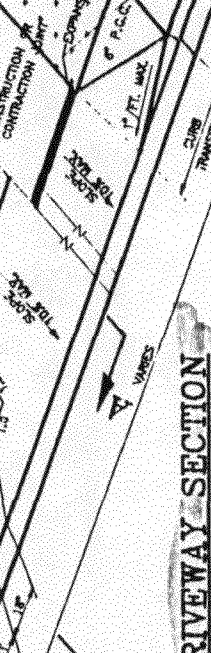
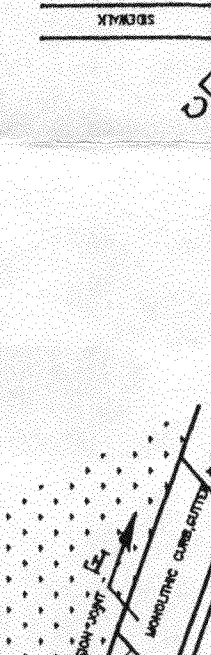
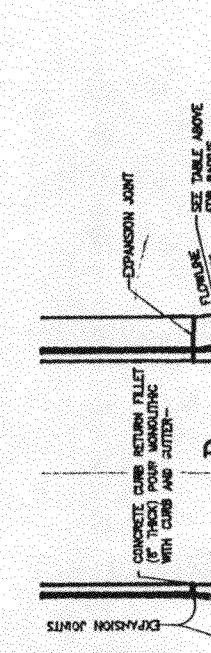
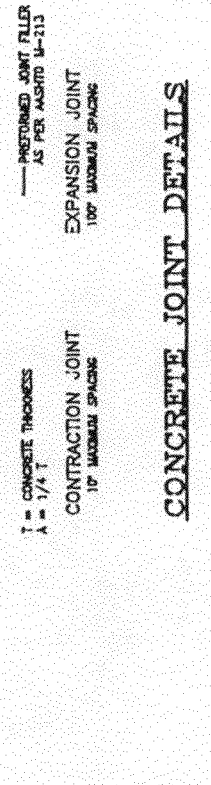
STREET INTERSECTION AND DRAINAGE PLAN DETAILS

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D



DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION 244-1554
CITY OF GRAND JUNCTION, COLORADO

EXHIBIT "E"
STANDARD CONCRETE DETAILS

DATE: 8/27/72
DRAWN BY: S.O.P.
CHECKED BY: T.A.S.
APPROVED BY: J.D.A.
FILED BOOK NO. _____

DATE: 8/27/72
SCALE: _____
PLAN: _____
HORIZ. INT'S: _____
VERT.: _____

REVISION: _____
REVISION: _____
REVISION: _____

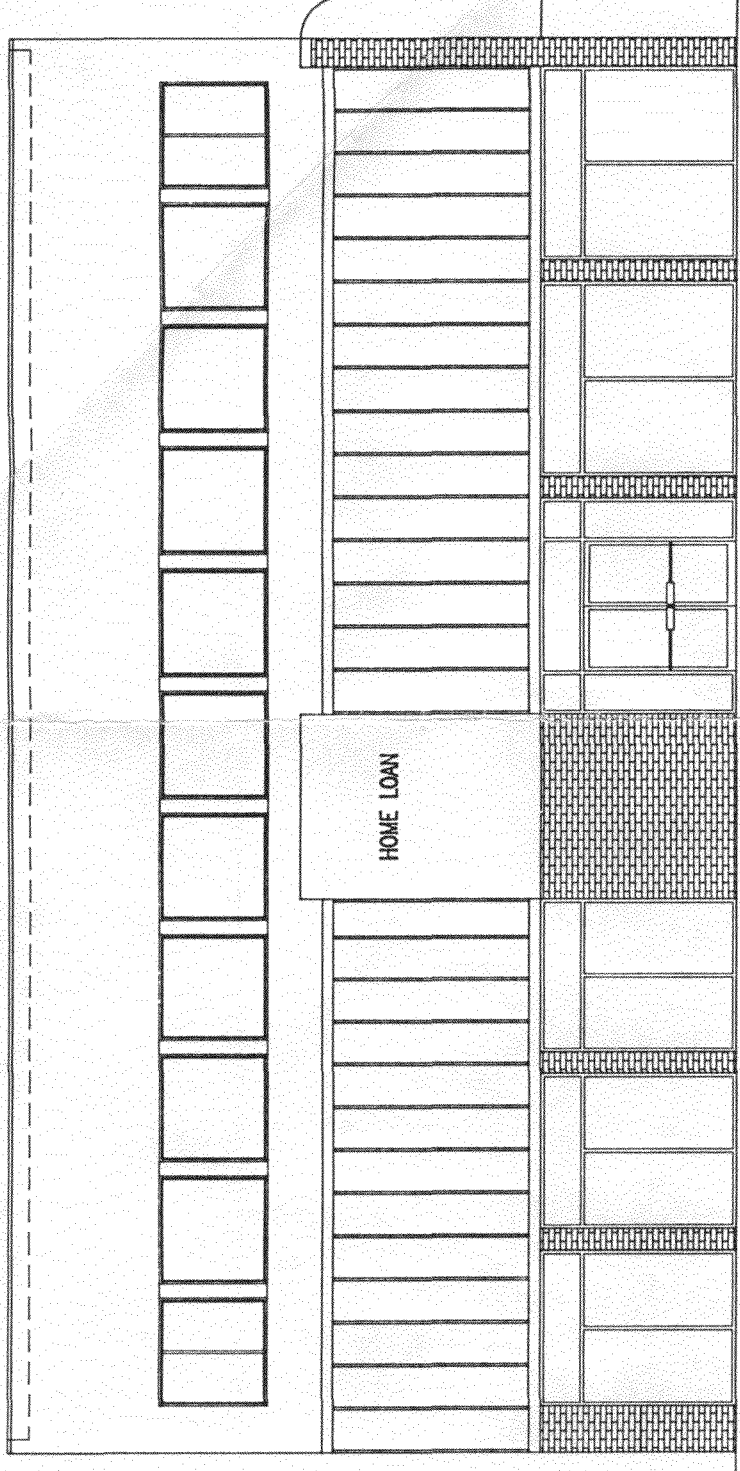
SHEET NO. _____
OF _____
FILE NO. _____
D-1-17-1960

Hilgenfeld Construction
 683 25 Road
 Grand Jct., CO. 81502
 (303) 243-4048

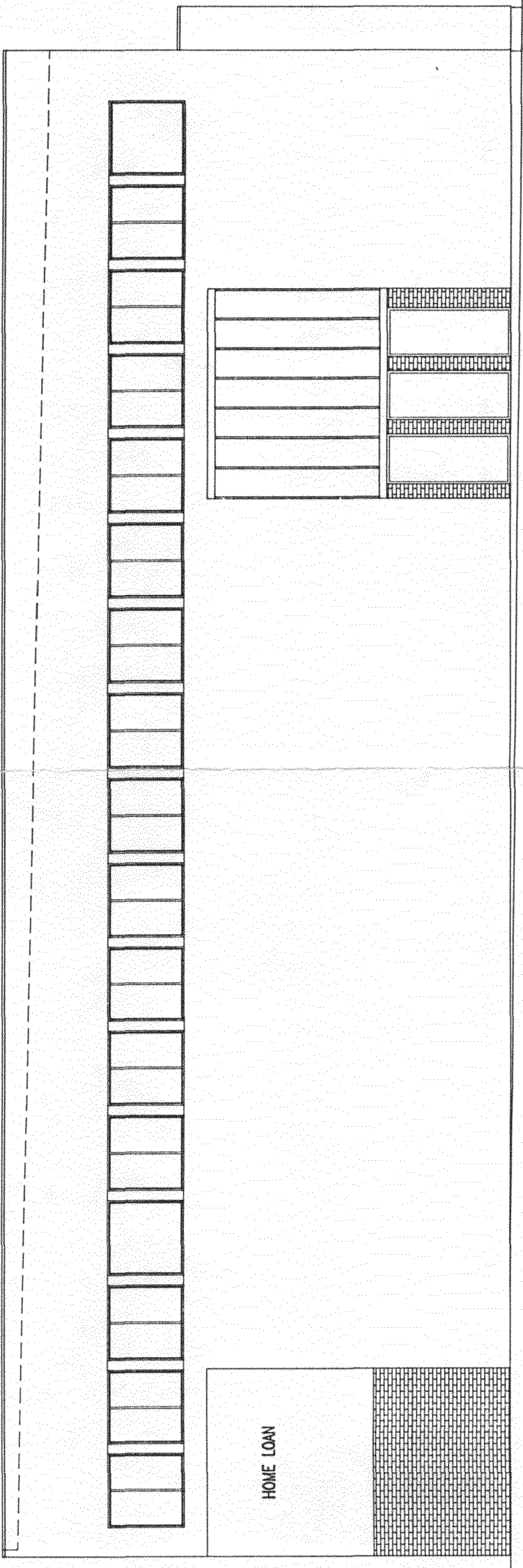
Date 12/6/93
 Scale 1/4" = 1'
 Drawn JMK
 Elevation
 Sheet 5

Home Loan
 145 No. 4th Street
 Grand Jct., CO.

REVISIONS	BY



East Elevation



North Elevation

ACCEPTED *RP 4/6/94*
 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.