

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 506 & 510 Melody Lane

Project Name: Ron Benny's Garage, Inc

| ITEMS | | DISTRIBUTION | | | | | | | | | | | | | | | | TOTAL REQD. | | | | | |
|---|----------------|----------------------------|----------------|-------------------|---------------------|-----------------------|----------------------|---------------|---------------------------------|-----------------|--------------------|---------------------------------------|-------------------|----------------|------------------------------|-----------|----------------|-------------|------|------|--------------------|--------------|---|
| DESCRIPTION Original Do NOT Remove From Office #59 94 | 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. Office | County Planning | County Bldg. Dept. | Irrigation District/Fruitvale Lateral | Drainage District | Water District | Sewer District Fruitvale San | U.S. West | Public Service | | GVRP | CDOT | Corps of Engineers | Walker Field | |
| ● Application Fee \$110 | 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 / Ins Policy | VII-2 | 1 | | | | | 1 | | | | | | | | | | | | | | | | |
| ○ Appraisal of Raw Land | VII-1 | 1 | | | 1 | 1 | | | | | | | | | | | | | | | | | |
| ○ Deeds | VII-1 | 1 | | | | | 1 | | | | | | | | | | | | | | | | |
| ○ Easements | VII-2 | 1 | 1 | 1 | 1 | 1 | | 1 | | | | | | | | | | | | | | | |
| ○ Avigation Easement | VII-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 | | | | | | | | | | | | | | | | | | | |
| ○ 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 (site 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: _____
Conference Attendance: _____
Proposal: _____
Location: _____

Tax Parcel Number: _____
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.

- | | | |
|---|--|---|
| <input type="checkbox"/> Access/Parking | <input type="checkbox"/> Screening/Buffering | <input type="checkbox"/> Land Use Compatibility |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Traffic Generation |
| <input type="checkbox"/> Floodplain/Wetlands Mitigation | <input type="checkbox"/> Availability of Utilities | <input type="checkbox"/> Geologic Hazards/Soils |
| <input type="checkbox"/> Other _____ | | |

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)

GENERAL PROJECT REPORT
RON BERRY'S GARAGE, INC.

- A. Propose service facility for Berry's Garage
 - 1. located at 506 Melody lane
 - 2. site on approximately 1/4 acre
 - 3. expanded service to existing customer base
- B. Increased service to automotive customers
- C. Project compliance subject to existing regulations within C1 zoning. Project will be compatible with surrounding existing uses. We do not foresee any additional impact to traffic of increase in use of existing infrastructure.
 - 1. no re-zone of conditional use will be requested
 - 2. land use at present will not change or be impacted, as they are:
 - South- automotive
 - North- automotive
 - East - carpet & floor covering
 - West - parking & restaurant
 - 3. same as existing
 - 4. all utilities are presently in place including service lines
 - 5. none
 - 6. none
 - 7. foundation will be engineered by licensed, local firm and stamped as per Building Department requirements
 - 8. none
 - 9. hours of operation shall be 7:30 a.m. to 5:30 p.m. Monday through Friday
- D. Building and site improvement shall be completed in one phase and projected completion is July 15, 1994

FORMAT AS PER SECTION X, PAGE 7 OF SSID

#59 94

Original
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REVIEW COMMENTS

Page 1 of 2

FILE #59-94

TITLE HEADING: Site Plan Review - Berry's
Garage Expansion

LOCATION: 506/510 Melody Lane

PETITIONER: Ron Berry

PETITIONER'S ADDRESS/TELEPHONE: 508 Melody Lane
Grand Junction, CO
243-4298

PETITIONER'S REPRESENTATIVE: Steve McCallum

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 UTILITY ENGINEER
Bill Cheney

4/1/94
244-1590

WATER - Contact Grand Junction Fire Department for fire protection flow requirements.
SEWER - City/County

1. Sand and grease trap required if floor drain connected to sanitary sewer. Contact "Industrial Pretreatment Coordinator" at Persigo Treatment Facility (244-1489) for requirements.
2. Additional "Plant Investment Fee" required if wash racks are being proposed as part of the expansion.

CITY DEVELOPMENT ENGINEER
Jody Kliska

4/5/94
244-1591

Curb, gutter and sidewalk will be required along Melody Lane frontage.

Drainage fee will be acceptable. Need to know if the parking area will be paved, and enough information needs to be provided on the site plan to determine square footage of the building, parking area, landscaping, and any natural areas.

FRUITVALE LATERAL & WASTE DITCH ASSN.
Gerald Hill

4/4/94
245-2155

1. This association has a ten foot right-of-way on the east property boundary of 506/510 Melody Lane.
2. No drainage of any kind (parking lot/roof) will be allowed into the association ditch.

3. Property owner must ensure that no oil/grease/gasoline enters the association ditch.
4. Be aware that ditch spoil will be deposited with right-of-way during annual ditch maintenance each spring.
5. Owner of property "MUST" ensure that no further gravel enters the association ditch from existing parking lot.
6. If the owner wishes to pipe the ditch on the east property boundary to facilitate the planned expansion, please call 245-2155 for particulars.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

4/1/94
244-1656

Building plans as well as foundation must be stamped by a Colorado licensed architect or professional engineer. Submit two (2) sets for our review and allow one (1) week for review process.

FRUITVALE SANITATION DISTRICT
Art Crawford

4/6/94
243-1494

Fruitvale Water and Sanitation District will have no problem with Berry's garage expansion. The sewer service is more than adequate to handle the addition.

U.S. WEST
Leon Peach

4/4/94
244-4964

No comments at this time.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

3/29/94
244-1400

A fire flow survey has to be conducted to determine the required flows and a Fire Department Clearance has to be applied for. Submit a complete set of plans to include a site plan (to scale) for our review.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

4/12/94
244-1437

See attached comments.

PARKING

It appears that the parcel proposed for the new building is currently used for parking for the existing garage. Thus, it is necessary to address parking for both buildings.

Based on information stated by the petitioner's representative, the total parking requirement for both garages is 13 spaces (2 per service bay + 3 employees) of which 9 are shown on the plan. The bays themselves cannot be considered parking stalls. If there is some parking available at the existing garage, include that property on the site plan, showing the parking.

Otherwise, the balance of the parking deficit can be provided by leasing spaces within 200 feet of the property. It appears that the petitioner already uses some spaces across the street--perhaps a formal lease for those could be negotiated? A sample lease can be provided if necessary.

What is proposed surface for parking area?

LANDSCAPING

Proposed landscaping does not meet Code in terms of total square footage requirement (75% of first 5' of frontage + 5% of parking area). Approximately another 250 square feet of landscaping is required. Widening the strips already shown by about 3 to 4 feet should meet the square footage requirement. The number of shrubs already indicated should meet the 40% coverage requirement--even with the added area.

How will landscape areas be contained--concrete curbing? other?

Where is the third Summit Ash--there appear to be 2 on the south side of the building, none on the north side?

If landscaping is not installed prior to issuance of a Certificate of Occupancy for the new building, an Improvements Agreement and Guarantee will be required.

RESPONSE TO REVIEW COMMENTS

Location: 506-510 Melody Lane
Petitioner: Ron Berry
Petitioner's Address/Telephone: 508 Melody Lane
Grand Junction, CO
243-4298

Petitioner's Representative: Steve McCallum 243-4642
Staff Representative: Kristen Ashbeck
Date Response Submitted: May 16, 1994

City Utility Engineer, Bill Cheney

1. Fire Department has issued fire flow permit clearance.
2. Industrial pretreatment coordinator has been contacted and fee paid for regarding sand trap and floor drain.
3. There will be no wash racks.

Development Engineer, Jody Kliska

1. Vee pan drain and walk will be provided as per Don Newton.
2. Please review revised plot plan for the information requested.

Fruitvale Lateral & Waste Ditch Assn., Gerald Hill

1. There will be no discharge into association ditch.
2. Steps are to be taken to prevent gravel from entering ditch.

Community Development Department, Kristen Ashbeck

1. Please review revised plot plan for:
 - A. Additional parking provided.
 - B. Surface of parking will be 1 1/2" washed rock.
 - C. Please note additional landscape area as per recommendation.
 - D. Landscaping will be completed before a request for C.O. inspection.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAY 16 1994

To: Kristen Ashbeck
From: Jody Kliska
Subject: Berry's Garage
Date: 5/17/94 Time: 8:09a

The drainage fee is \$173.25.

The concrete drainage pan needs to be constructed in accordance with the city standard detail.

The handicap parking space needs to conform to the city standard detail for dimensions, markings, signing.

Steve McCallum
243-4642