

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: _____

Project Name: POMA of American

Addition

ITEMS		DISTRIBUTION																TOTAL REQD.						
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Public Works	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		GVNP	CDDT	Corps of Engineers	Walker Field	City Police Dept.	
● Application Fee	195 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	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	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	NARRATIVE X-7	1	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	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	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	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			
● Drainage Fee ?																								

Due
over

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)

C

COLORADO DEPARTMENT OF HEALTH
222 S. 6TH ST., RM 232, GRAND JUNCTION CO 81501 Tel. 248-7164

GAMMA RADIATION SURVEY - REPORT FROM RECORDS

DATE:	03/29/94	CITY	COUNTY	STATE	N/R
LOCATION NO.:	42730	0240	077	05	
ADDRESS:	02510 FORESIGHT CIR	CLASS	GAMMA SCREEN	TAILINGS USE	GAMMA MAP
OWNER:	POMA OF AMER INC	<input type="text" value="5"/>	<input type="text" value="0"/>	<input type="text" value="8"/>	<input type="text" value="0"/>
OCCUPANT:	POMA OF AMER INC				
COMMENT:	BPR ADDN TO COMM BLDG NE SIDE	TAX SCHEDULE:			

SURVEY REQUESTED BY: CHOATE RON

CODE (Circle One):

DATE: 03/29/94

3 9 10 11

PERMIT TYPE: COMM ADDN

No field survey required based on record review of the vicinity of the building site. No tailings deposits were identified from available records that would affect the construction site.

Prepared by: R. Choate

Office Correction: _____

Address Correction per: _____

GRAND JUNCTION FIRE DEPARTMENT BUILDING PERMIT CLEARANCE FORM

RECEIVED: Date 3-29-94 Fee \$1000
 Time 9:50 AM Paid 10⁰⁰ 4/1 dm

POMA OF AMERICA RON CHOATE 434-9093
 JOB LOCATION CONTACT NAME/PHONE

SHOP
 BUILDING USE

	DATE COMPLETED	TIME SPENT
① FIRE FLOW SURVEY	<u>3-31</u>	[REDACTED]
a) Site Plan		
b) Building Plan		
c) Construction Type <u>Metal</u>		
2. FIRE PROTECTION SYSTEM		
a) Hydraulic Calculation		
b) System Prints		
c) Components Parts List		
3. FIRE ALARM SYSTEM		
a) Wiring Diagram		
b) System Components List		
4. REQUIRED PERMITS		
*See requirements under specific permit		

OTHER REQUIREMENTS:

One on site fire hydrant is required - the fire hydrant shall be within 150' of any exterior portion of the building. Minimum water line size is 8 inches. Placement shall be approved by our department.

[Signature] 3-29-94 11:00
 Completed By Date Time Data Input

MEMO

Francis
Constructors,
Inc.

For Action To _____

Date _____

Job No. _____

For Info To _____

Your Action Or Reply Is Required
On Or Before _____

DAVE,

HELP! PLEASE RELEASE
A FOUNDATION PERMIT (OR COMPLETE
RELEASE) ASAP!!

THANKS

STAN KISER.

GRAND JUNCTION FIRE DEPARTMENT

FIRE FLOW SURVEY
GPM REQUIRED

No: C11-94

Establishment Poma of America Date 3-31-94

Location 2510 Forright Cir Contactee Ron Choate 434-9093

1. A. Type of construction Non-Combustible - Metal

B. Ground floor area 6402 sq ft

C. Height and number of stories 28'6"ft 1 #

D. Total floor area (if needed) 12820 sq ft

- E. Required fire flow to nearest 250 gpm; shall not be less than 500 nor more than,
 1. 8000 for W/F, H/T, or ordinary construction
 2. 6000 for F/R, N/C, or a normal 1 story building of any type construction

1,750 GPM

2. Occupancy type High Hazard
Credit or charge not to exceed 25%

Judgment 0% 0 GPM

Subtotal 1,750 GPM

3. Credit up to 50% of subtotal in item #2 if fully sprinklered. When F/R or N/C construction & low fire hazard, credit up to 75% (with water & valve supervision)

Judgment 0% 0 GPM

Subtotal 1,750 GPM

4. Add surcharge to item #2 for exposures within 150' (consider all sides but do not exceed 75% of item #2)

Front 0 %
 Left 5 %
 Right 0 %
 Rear 5 %

Judgment 10% 175 GPM

Subtotal 1,925 GPM

5. Summation of #2-#3(if any)+#4(if any)

Subtotal 1,925 GPM

6. Consider notes 1 thru 10

Subtotal 1,925 GPM

7. Total required fire flow (nearest 250 gpm and not to exceed 12000)

Total 2,000 GPM

Show sketch plan, notes, & computations on back

by Bennett

DATE: 4/4/94

JOB NO: 9407

TO: CITY OF GRAND JUNCTION

VIA: HAND CARRY

ATTN: DAVE THORTON

FROM: STAN KISER

PROJECT: POMA OF AMERICA WAREHOUSE ADDITION

SUBJECT: GENERAL PROJECT REPORT

THE PROPOSED PROJECT INVOLVES ADDING A 6500 S. F. ADDITION TO THE EXISTING FACILITY OF POMA OF AMERICA AT 2510 FORESIGHT CIRCLE. THE WORK LIES INSIDE THE FENCE OF THE EXISTING COMPOUND. THE ADDITION WILL BE PRECAST CONCRETE WALLS, EXPOSED STRUCTURAL STEEL ROOF STRUCTURE, AND A SLAB ON GRADE FLOOR. THE ADDITION MATCHES THE EXISTING ADJACENT STRUCTURE.

GRADING AND DRAINAGE: THE AREA THIS ADDITION COVERS WAS PREVIOUSLY COVERED BY A SLAB ON GRADE AND GRAVEL. THE EXISTING GRADES WERE VERY CLOSE TO EXISTING FLOOR ELEVATION AS THIS AREA WAS AN EXTERIOR FABRICATION AREA. THE ADDITIONAL STRUCTURE WILL NOT INVOLVE ANY MAJOR GRADE WORK. ADJUSTING EXISTING GRADES TO THE NEW STRUCTURE WILL NOT BE NECESSARY AS THE EXISTING GRADE ALREADY FLOWS AWAY FROM THE PROPOSED STRUCTURE. EXISTING GRADES HAVE BEEN NOTED ON THE ATTACHED PLAN TO VERIFY CONDITIONS. IF ANY ADDITIONAL INFORMATION REGARDING DRAINAGE AND GRADING IS REQUIRED, PLEASE ADVISE.

LANDSCAPING: ALL EXISTING LANDSCAPING WILL REMAIN AS IS. THE ONLY AREAS DISTURBED ARE CURRENTLY SLAB ON GRADE OR GRAVEL.

IN ADDITION TO ITEMS SPECIFICALLY REQUESTED AT THE PRE-APPLICATION CONFERENCE, YOU WILL FIND:

1. GAMMA RADIATION SURVEY
2. FIRE DEPARTMENT BUILDING PERMIT CLEARANCE FORM (EXECUTED) INCLUDING FIRE FLOW SURVEY.
3. THIS PROJECT HAS BEEN REVIEWED BY THE FORESIGHT CIRCLE ARCHITECTURAL REVIEW BOARD AND APPROVED. STAMPED DRAWINGS ATTESTING THIS FACT ARE AVAILABLE ON REQUEST.
4. THE BUILDING DEPARTMENT HAS REVIEWED THIS PROJECT AND HAS THE PERMIT READY TO BE RELEASED UPON PLANNING APPROVAL.

REVIEW COMMENTS

Page 1 of

FILE #66-94

TITLE HEADING: Site Plan Review - Poma of America Addition

LOCATION: 2510 Foresight Circle

PETITIONER: Poma of America

PETITIONER'S ADDRESS/TELEPHONE: 2510 Foresight Circle
Grand Junction, CO 81505
241-4442

PETITIONER'S REPRESENTATIVE: Francis Constructors/Stan Kiser
434-9093

STAFF REPRESENTATIVE: Dave Thornton

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
Bob Lee

4/7/94
244-1656

No comments.

CITY UTILITY ENGINEER
Bill Cheney

4/7/94
244-1590

WATER - Ute Water
SEWER

- MAX 11 emp*
1. How many full time people will be employed at this location once the addition is completed? *6 now*
 2. Are there any wash bays or floor drains within the new or existing buildings? *NO*

CITY ATTORNEY
Dan Wilson

4/11/94
244-1501

None.

CITY ATTORNEY
Dan Wilson

4/11/94
244-1501

None.

GRAND JUNCTION DRAINAGE DISTRICT
John Ballagh

4/14/94
242-4343

No known Grand Junction Drainage District facilities on site.

FORESIGHT PARK SUB.

#66-94

BE IT KNOWN THAT:

1678400 02:34 PM 04/14/94
MONIKA TODD CLK&REC MESA COUNTY CO

WE, Poma of America, Inc., as owners of the real property described herein, all situate in the City of Grand Junction, Mesa County Colorado, and more particularly known and described as:

Tract 1: 2945-033-16-005, LOT 5 BLOCK 6 FORESIGHT PARK FOR INDUSTRY FILING NO. 3, SECTION 3 1S 1W;

Tract 2: 2945-033-07-019, BEGINNING NE CORNER BLOCK 5 REPLAT OF FORESIGHT PARK FOR INDUSTRY FILING NO. 1, S 29.75 FT ALG ARC CURVE TO RIGHT RAD 220.00 FT CHORD BEARS S 22°30'00" W 168.38 FT S 45°00'00" W 243.50 FT N 35°48'03" W 193.83 FT N 200.00 FT N 89°57'10" E 350.00 FT TO BEGINNING SECTION 3 1S 1W;

Tract 3: 2945-033-16-003, LOT 3 BLOCK 6 FORESIGHT PARK FOR INDUSTRY FILING NO. 3, SECTION 3 1S 1W;

Tract 4: 2945-033-16-004, LOT 4 BLOCK 6 FORESIGHT PARK FOR INDUSTRY FILING NO. 3, SECTION 3 1S 1W;

do hereby acknowledge and agree that this instrument shall represent our understanding that as a condition of City approval of the attached site plan, that the above described Tracts 1 through 4 are and shall be treated as one parcel for the principal use as approved by the City of Grand Junction and to satisfy setback requirements for any and all structures constructed thereon.

If and when we or our successors in interest build, own or acquire any structure, which has been placed or built on or over the property line between Tract 1, Tract 2, Tract 3 and Tract 4, or on or over any portion of said line, or so close thereto that the structure does not meet applicable setbacks and/or bulk requirements then sufficient area from one and/or all lots shall be used to meet any and all required setbacks and bulk requirements as required by the Zoning and Development Code of the City of Grand Junction.

We further understand and agree that Tract 1, Tract 2, Tract 3 and Tract 4 constitute four parcels but by placement of a use on or sufficiently near the property line that the adjoining and contiguous parcel shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and any or all lots may be rendered undevelopable for additional uses.

This instrument shall be recorded in the land records of Mesa County and shall be deemed to be a covenant which runs with the land for such time as any or all structure(s) constructed on Tract 1, Tract 2, Tract 3 and/or Tract 4 is (are) on or over the lot line, or is (are) so close thereto as to not meet applicable setback and bulk requirements for each lot.

This covenant shall be binding upon any and all successors in interest to the above described property and shall not cease except for and accordance with cause stated herein.

Recorder's Note: No attached site plan at time of recording

Any agreement, representation or waiver is made knowingly and voluntarily with full understanding and complete knowledge of the consequences thereof.

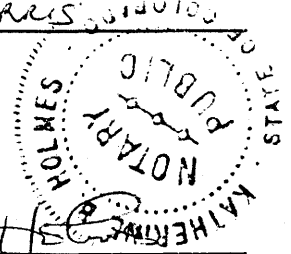
IN WITNESS WHEREOF, WE, have signed, executed and acknowledged this instrument on this 13 day of APRIL, 1994.

Poma of America, Inc.

by: Clay Harris

STATE OF COLORADO
COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this 13th day of April, 1994 by Clay Harris and _____.



Katherine Holmes
Notary Public

My commission expires 12/09/95.

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 48268

DATE 6-17-94

PERMISSION IS HEREBY GRANTED TO Francis Construction Company TO OCCUPY THE
Poma Of America

BUILDING SITUATED AT 2510 Foresight Court

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-033-16-005

FOR THE FOLLOWING PURPOSE: addition to shop building

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR

City Planning

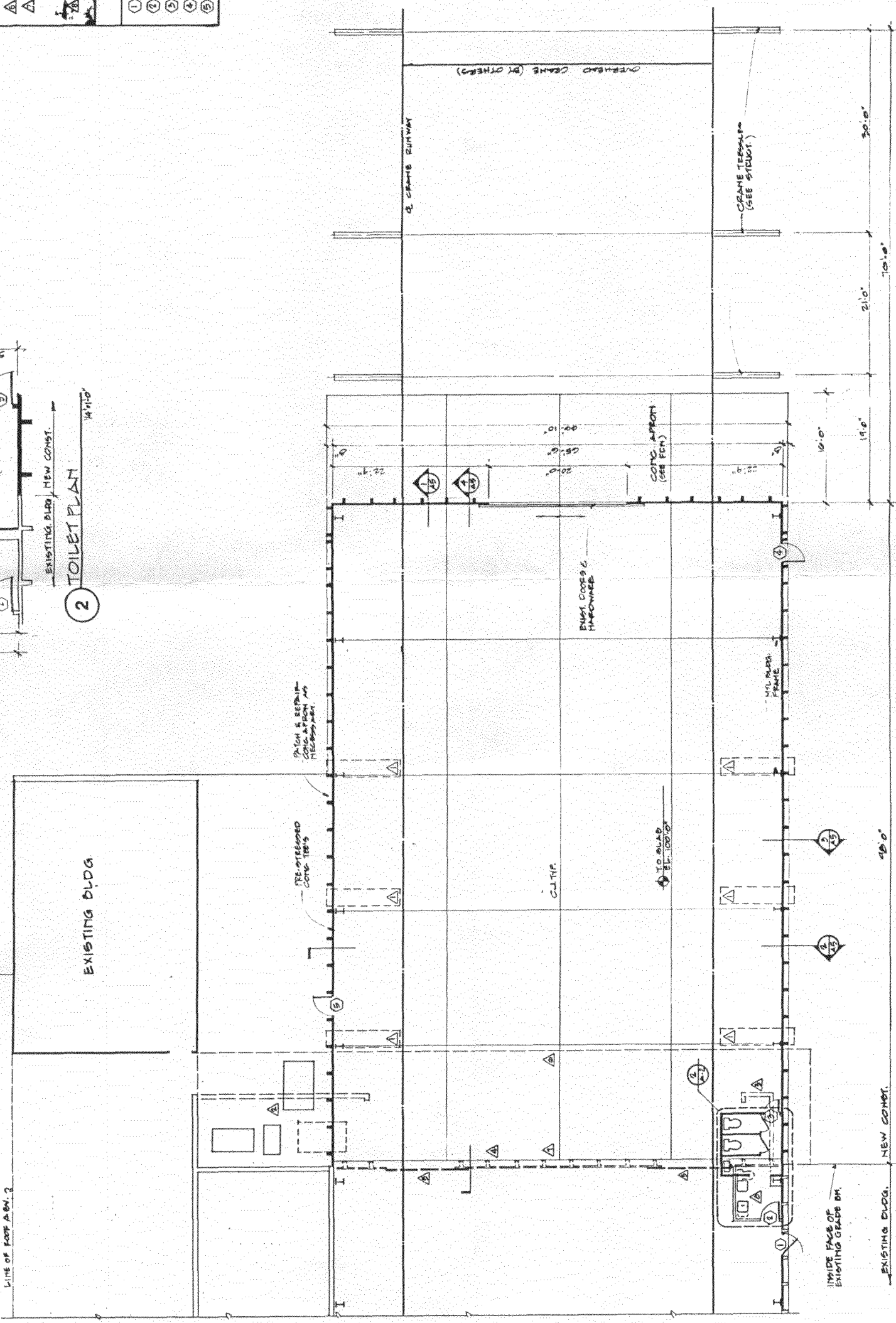
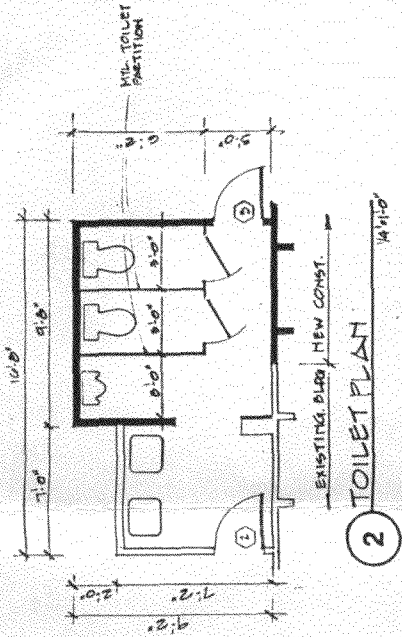
Paul E.
D. H. H.
7-13-94

DEMOLITION NOTES

- △ Remove existing crane runway, steel trusses, and pile caps.
- △ Remove existing CMU wall and roof above to North wall of storage room. Compressors are to be relocated only as necessary.
- △ Remove existing CMU screen wall.
- △ Remove existing overhead door and opening mechanisms. Store for reuse and relocate in new openings.
- △ Remove existing sliding doors and hardware. Store for reuse and relocate to new door openings.
- △ Remove existing concrete apron.
- △ Remove existing concrete ties to top of existing grade beam. Remove existing metal anchor, girt, and fascia bracing to main building frame.
- △ Remove existing plumbing fixtures. Store for reuse and relocate per drawing 2/A1.

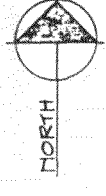
DOOR SCHEDULE

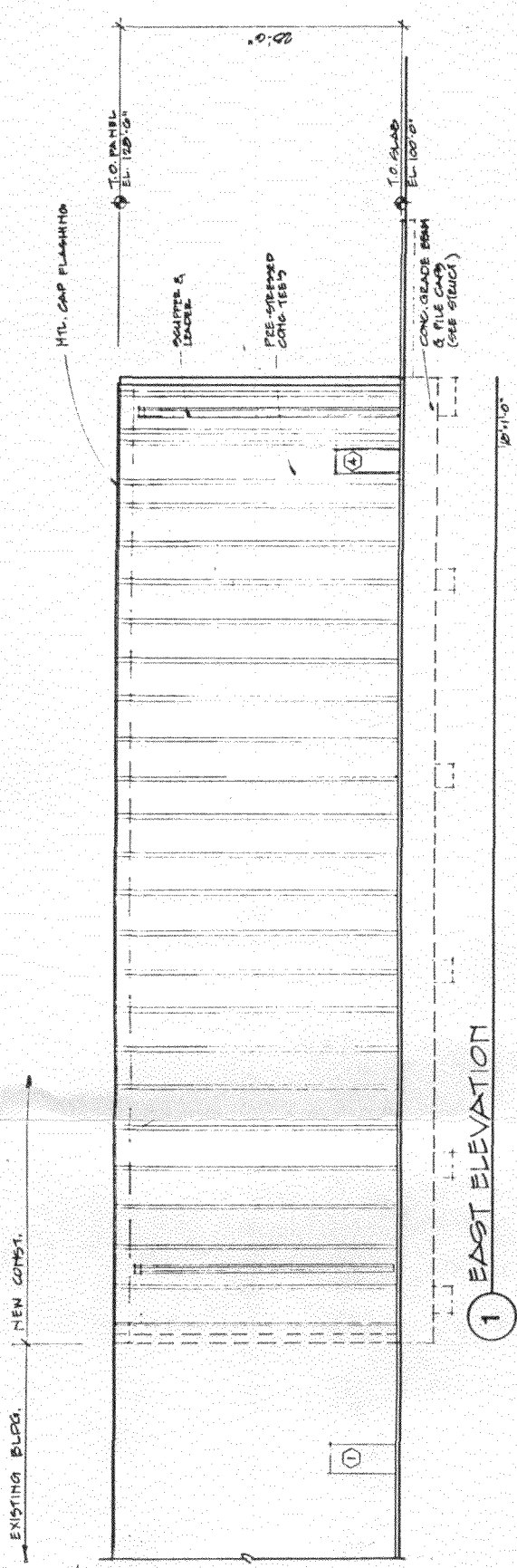
- ① EXIST'G.
- ② EXIST'G.
- ③ 28 X 08 0/16 H.H. FRAME
- ④ 35 X 08 0/16 H.H. FRAME
- ⑤ 38 X 08 0/16 H.H. FRAME



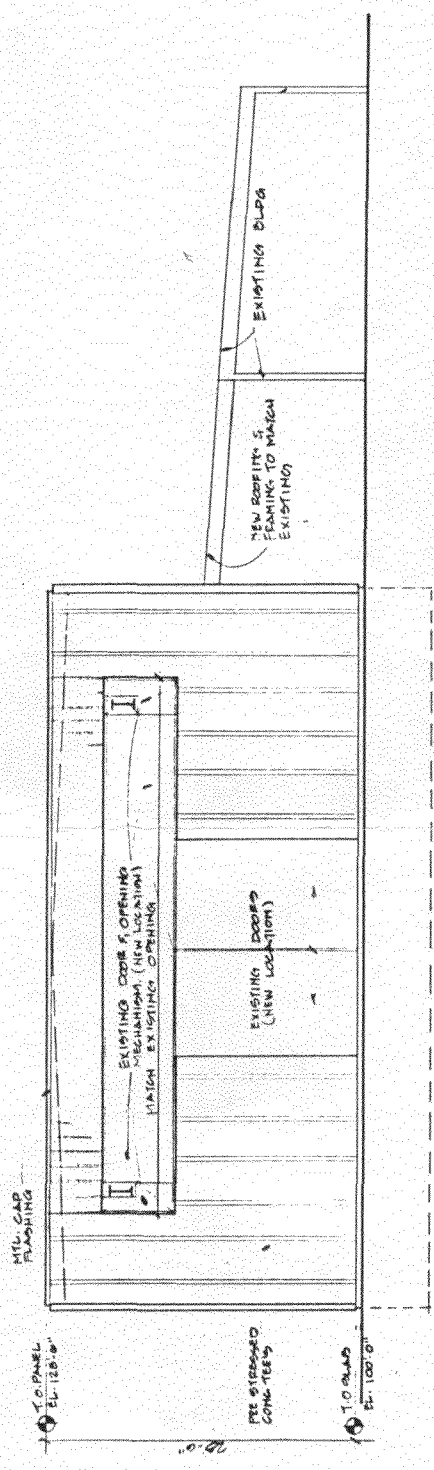
1 DEMOLITION/FLOOR PLAN

- LEGEND
- EXISTING TO REMAIN
 - - - EXISTING TO BE REMOVED
 - ▬ NEW CONSTRUCTION

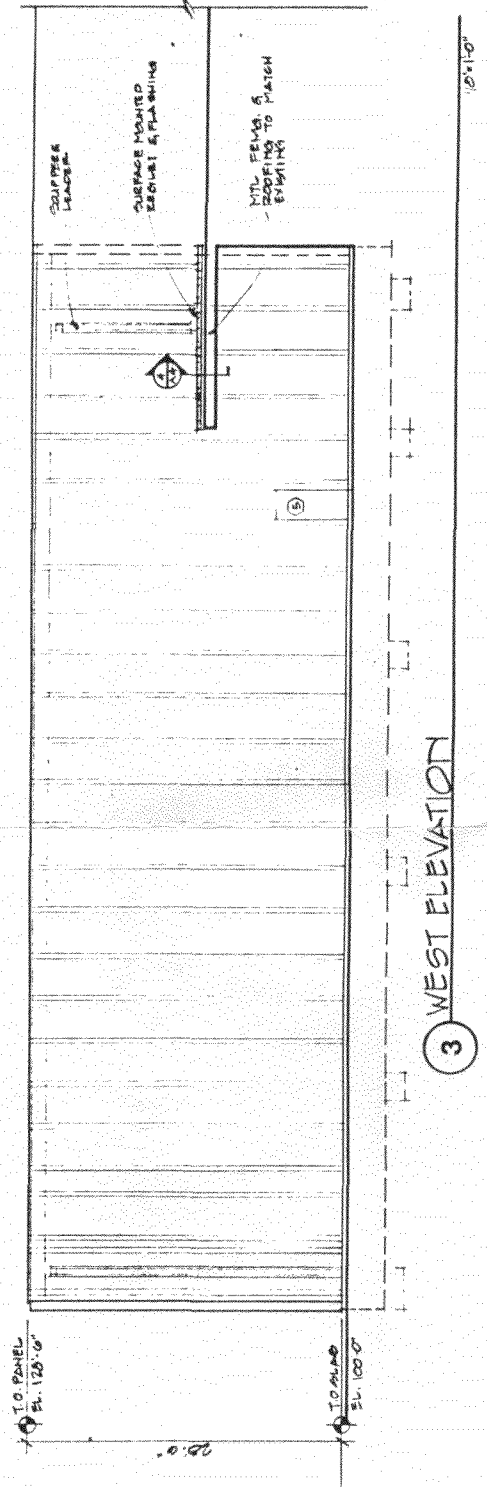




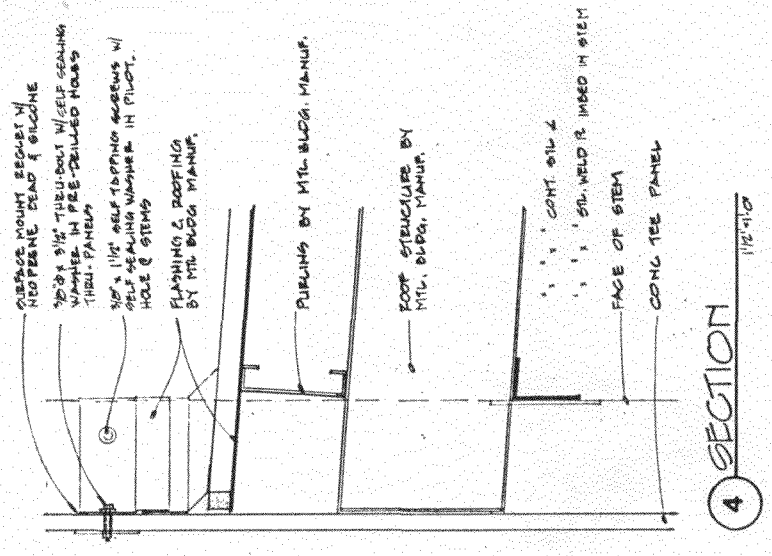
1 EAST ELEVATION



2 NORTH ELEVATION



3 WEST ELEVATION



4 SECTION