



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 2105 E. Main St.

Project Name: Innovative Textiles

ITEMS		DISTRIBUTION																	TOTAL REQ'D.				
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	
<b>#73 94</b> Original Do NOT Remove From Office																							7
● Application Fee \$110.00	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	
● 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	
○ 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	
○ 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			

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: 3-15-94

Conference Attendance: \_\_\_\_\_

Proposal: \_\_\_\_\_

Location: 2105 E. Main

Tax Parcel Number: 2945-134-00-019

Review Fee: \$110.

(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? maybe

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? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_

Half street improvement fees required? NO 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? 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, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, 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.

[Handwritten signature]

Signature(s) of Petitioner(s)

[Handwritten signature]

Signature(s) of Representative(s)

# INNOVATIVE TEXTILES

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*SPECIALIZING IN QUALITY BRAIDED PRODUCTS*

2105 East Main Street Grand Junction, CO 81501

April 13, 1994

## Project Report

Innovative Textiles, founded in March of 1991, is a light manufacturing company involved in the production of High Performance Braided Lines. The majority of our growth has come in the last 9 months in support of the new "Superlines" which are becoming popular in sportfishing.

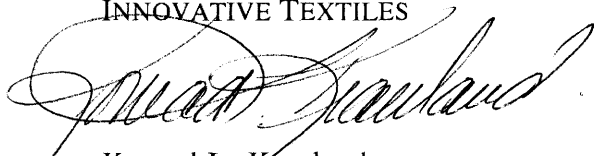
Currently we employ about 80 people during our two shift operation. The total number of employees that we anticipate on our largest shift is 50. We plan to have our move from 850 South Ave. complete by the end of June. At that time we should have about 70 employees. The reason for the cut-back is that we will trim our maintenance department from the current level of 15 down to about 5. Our first shift normally goes from 7:00 AM to 3:30 PM. Second shift is 3:30 PM to Midnight.

In our operation we use the following manufacturing processes:

- A.) Bobbin Winding
- B.) Braiding
- C.) Inspection
- D.) Waxing
- E.) Spooling
- F.) Packaging

Please contact me if you need any additional information regarding our operations.

Sincerely yours,  
INNOVATIVE TEXTILES



Konrad L. Krauland  
President

# REVIEW COMMENTS

Page 1 of 2

FILE #73-94

TITLE HEADING: Site Plan Review - Innovative  
Textiles

LOCATION: 2105 E Main Street

PETITIONER: Konrad Krauland

PETITIONER'S ADDRESS/TELEPHONE: 2105 East Main Street  
Grand Junction, CO 81501  
242-3002

STAFF REPRESENTATIVE: Kathy Portner

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**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.**

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**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**4/15/94**  
**244-1400**

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A permit has been issued by our office. Our concerns have been addressed by the petitioner.

**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**4/18/94**  
**244-1656**

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No comments. We have reviewed the plans for this project and the permit is ready to issue.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**4/20/94**  
**244-1590**

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WATER - City Water

1. There is a 6" dead-end line that runs east and west along the south side of Highway 6 & 24. There may not be adequate flow as required by the Fire Department because the line is 6" and not looped.

SEWER - City/County

1. An increase in the "Plant Investment Fee" of \$1,125 is required. This is based on a maximum of 50 employees on largest shift. Monthly service charges will also be based on 50 employees unless water usage exceeds 15,400 gallons per month. If water usage exceeds 15,400 gallons per month, the monthly service charge will be based on 80 employees instead of 50.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**4/22/94**  
**244-1591**

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What are the plans for grading and paving of the lot? The driveways need to be defined - right now the whole front of the property is open and uncontrolled. The driveways should meet city/state standard for width, depth of paving material and minimum 30' radii. Four handicap parking spaces are required and must meet city standards. The driveways will probably require an access permit from CDOT.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kathy Portner**

**4/29/94**  
**244-1446**

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1. What is the condition of the existing area shown as parking? What type of surfacing is proposed?
2. The addition of a parking lot for more than 15 cars requires landscaping of an area equal to 5% of the total area in parking. The required landscaped area must contain at least 1 tree for each 500 square feet of landscaping and at least 40% of the area must be in shrubs. A recommended location for the landscaping is between the parking stalls and the north property line.

# INNOVATIVE TEXTILES

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*SPECIALIZING IN QUALITY BRAIDED PRODUCTS*

2105 East Main Street Grand Junction, CO 81501

May 24, 1994

Kathy Portner  
Community Development Department  
City Hall - 250 North 5th Street  
Grand Junction, CO 81501

Dear Kathy:

This letter is in response to the Review Comment sheets that were issued in response to our request for a planning clearance:

City Utility Engineer:

- 1.) We checked with the fire department, and they indicate that water flow for their needs is sufficient in this area.
- 2.) The city will allow us to make the proper sewer "Plant Investment Fee" only after we have received clearance from Community Development.

City Development Engineer / Community Development Department

Both of these departments have similar concerns regarding the parking lot for our building, and I would like to address the issues together:

We have been working to improve our lot over the last few weeks. Please understand that we've been making a great number of improvements to the building that we are leasing in order to comply with a multitude of regulations. In order to convert the building from a warehouse to a manufacturing facility, we have had to add exits, do a major bathroom renovation and additional plumbing, add electrical service, re-roof the building, just to name a few. We have committed a 3 Phase program to renovate our lot over the next 2 years. Each of these phases have a \$3000.00 price tag associated with them. The work that we've done to date in the lot has been about \$4000.00.

Many of the expenses that we've incurred in the major renovations of this business were unplanned, and there has been a significant impact on the financial health of our business. We are currently employing over 80 people in the Grand Valley. We have grown our business from scratch here in the Grand Valley without the help of either the Economic Development Council, the Chamber of Commerce, or any other agency. We would hope that the city show some understanding for what we are trying to accomplish and work with us in terms of the completion of this project.

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Tel: 303/242-3002 Fax: 303/242-3030

We want to make the city a nicer place, and we want to comply with any regulations that we are subject to. This building has been under-occupied for many years, and has never been subject to major lot renovations. This is not our building, and any renovations that we have made are for the benefit of the landlord.

We would like to maintain a gravel lot at the 2105 E. Main Street Facility.

Following is what we are currently planning for the lot:

Phase I - Fill in the major holes in the lot with gravel / Check grades for compliance with run-off requirements.

Phase II - Plant some shrubs and beautify the front of the building.

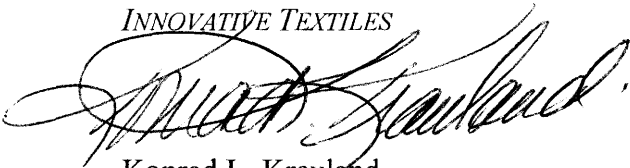
Phase III - Make some additional improvements in 1995 after the fill from the current year has had a chance to settle.

We are trying to do the best we can with all of the renovations that we have made to date.

Please feel free to call if you have any further questions.

Sincerely yours,

*INNOVATIVE TEXTILES*



Konrad L. Krauland  
President

94-236