

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 574 Northgate Drive

Project Name: _____

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	City Police Dept.
<p><i>Original Do NOT Remove From Office</i></p> <p><i>Comments Due 5-12-94</i></p> <p><i>#81 94</i></p>																							
● Application Fee <i>\$1850</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	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
● 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			
● DRAINAGE FEE																							

10
10

10
12
4

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: 4-11-94

Conference Attendance: Lee Jensen, Dave Thornton

Proposal: _____

Location: 574 Northgate Drive

Tax Parcel Number: 2945-102-14 -

Review Fee: 185.00

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

Additional ROW required? NA

Adjacent road improvements required? _____

Area identified as a need in the Master Plan of Parks and Recreation? NA

Parks and Open Space fees required? NA Estimated Amount: _____

Recording fees required? Yes Estimated Amount: _____

Half street improvement fees required? R Estimated Amount: _____

Revocable Permit required? R

State Highway Access Permit required? NA

Applicable Plans, Policies and Guidelines NA

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NA

Avigation Easement required? NA

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.

X _____ Signature(s) of Petitioner(s) X _____ Signature(s) of Representative(s)


To: *Development Review
From: Bobbie Paulson
Subject: Site Plan Review Mtg 5/3/94
Date: 4/29/94 Time: 11:43a

A Site Plan Review meeting has been scheduled for May 3, 1994 at 9:00 a.m. in Conference Room A, City Hall.

The agenda is as follows:

1. Site plan for a multifamily unit at 831 Belford Ave. STAFF: Kristen Ashbeck
2. Resubdivision for WalMart at 2881 North Avenue. STAFF: Kathy Portner
3. Resubdivision for Ptarmigan Point Townhomes. STAFF: Kathy Portner
4. Site Plan for a retail/commercial building at 574 Northgate Drive. STAFF: Dave Thornton
5. Vacation of right-of-way at 17th Street north of 17th Circle. STAFF: Jody Kliska

6. County Review Files

- 
- ① ~~NEED~~ Need Finish Floor elevation
 - ② Need to see covenants for this subdivision
 - ③ Angle parking blocks
 - ④ Where will the trash disposal go
 - ⑤ PAVED PARKING

General Project Report

1. The location of this property shall be known as 574 Northgate Drive of Westgate Commercial Subdivision located on Lots 26 and 27 Block 3 of Westgate Commercial Subdivision.

2. The acreage of this parcel of land will be approximately one-third (1/3) of an acre, 13,000 sq.ft. The building on this site will be 3,200 sq.ft., as site plans show.

3. The proposed use of this building and property will be used as a small business in each of the three equal parts, with office space of approximately 420 sq.ft. per unit with approximately 648 sq.ft. in storage or garage area per unit.

The three units will be rented as a small business for each unit; only a clean business will be considered. I can not tell what business will want to rent or lease at this time.

4. Project Compliance and Compatibility Impact

The only building close in this area is a new building which processes deer and elk horn. There are other buildings on Weslo Drive which are used as an appliance repair shop, a cabinet shop, and several other businesses of a small nature.

The traffic pattern for this property will be one way through an around the proper as per site plan. The access will be as shown on the site plan along with the parking arrangement. Landscaping will be as required, which is shown on the site plan.


All the utilities are all in -- sewer, water, electricity, gas, telephone and cable TV. I had to pay for the electricity, gas, cable TV and telephone development of these lots for this building.

The hours of operation will probably be the regular working day from 8:00 a.m. to 5:00 p.m.

The signage plans are to be very simple for such small businesses. I do not plan to have any free-standing sign post. There will be a small sign on each unit on the fascia board on the front of building, of approximately 4' long x 10" high designating business and unit number.

PROPOSAL

There is very little more that I can tell you that hasn't been stated in the different parts of this package. All the building codes and construction requirements will be in compliance with the Mesa County Building Department.


Lee T. Jensen

#81 94

Original
Do NOT Remove
From Office

REVIEW COMMENTS

Page 1 of 2

FILE #81-94

TITLE HEADING: Site Plan Review - New
Commercial Building

LOCATION: 574 Northgate Drive

PETITIONER: Lee Jensen

PETITIONER'S ADDRESS/TELEPHONE: 610 Wagon Trail Drive
Grand Junction, CO 81503
242-9015

PETITIONER'S REPRESENTATIVE: Wayne Lizer

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.

CITY UTILITY ENGINEER
Bill Cheney

5/2/94
244-1590

1. SEWER - E.Q.U. for sewer "Plant Investment Fee" to be based on number of anticipated employees.
2. WATER - Ute Water - Check area for proximity of fire hydrants.

CITY ATTORNEY
John Shaver

5/2/94
244-1501

No comment.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

5/2/94
244-1656

No comments.

CITY DEVELOPMENT ENGINEER
Jody Kliska

5/3/94
244-1591

See attached red-lines.

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

5/4/94
244-1439

See attached comments.

GRAND JUNCTION DRAINAGE DISTRICT
John L. Ballagh

5/5/94
242-4343

There are no known Drainage District facilities through or adjacent to the lot at 574 Northgate Drive.

CITY POLICE DEPARTMENT
Dave Stassen

5/9/94
244-3587

My only comment would be to suggest the landscaping include ground hugging junipers as opposed to the taller variety. The placement of the aspens should be such that when they mature, they do not obstruct vision to/from the building.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

5/4/94
244-1400

A fire flow survey needs to be conducted to determine the required flows and if additional fire protection is required. Submit a complete set of building plans to include a site plan (to scale) for our review and approval.

PARKS & RECREATION DEPARTMENT
Don Hobbs

5/12/94
244-1542

If open space fees are required we will need an appraisal.

GENERAL

1. Finish floor elevations need to be provided to adequately determine site drainage.
2. Applicant shall supply copy of subdivision covenants for staff review.
3. A trash disposal location should be indicated on plans which is both properly located and screened.
4. A north arrow must be indicated on the site plan.
5. The applicant shall provide the location of the edge of pavement of adjoining roadways on the site plan.
6. The location of all security lighting (if any) and its relationship to the building access points should be provided.
7. All entrances/access to building should be indicated on the plan.
8. The 15 foot easement along the site frontage should be better marked and the easement type identified.

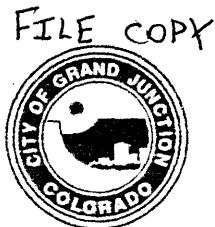
CIRCULATION AND PARKING

1. The apron dimensions including the type of material to be used must be identified on the site plan.
2. The width and boundary of the entry/exit drives is not clearly delineated on the plan.
3. Turning radii must be provided for all garage entrances to the building to confirm that adequate turning and maneuvering space is provided for the anticipated vehicle types.
4. The required parking and circulations patterns in conjunction with the garage entrance on the south side of the proposed building appears to be constrained. The applicant should consider relocation of this garage door to the rear of the building, or provide a clear indication on the plan how the south side garage will operate.
5. Based on the use of the graveled area as the primary circulation and parking area for the site, the area should be paved rather than graveled. In either case (1) directional signage must be provided to properly identify the entrance and exit lanes and (2) the parking stops must be reoriented to be consistent with the angled parking.

6. Based on the City Ordinance, the site requires four (4) parking spaces to accommodate the office use. The warehouse/storage standard is based on the number of employees anticipated. Since the applicant does not have definite tenants for the building at this time, it can be assumed that a minimum of one (1) person per warehouse space will be present, totalling three additional required spaces. The site must also be able to accommodate tenant owned/leased vehicles. Based on these demand assumptions, it appears that the parking provided by the applicant is adequate. In fact, the applicant should consider elimination of the 11th space on the north side of the building and redesignate it as a loading space for delivery vehicles.
7. The handicapped parking stall must be designed, located and surfaced to conform with ADA requirements.

LANDSCAPING

1. A note must be provided on the plans to indicate the necessary caliper of the aspen trees -- a minimum 1.5" caliper is required (measured one foot above ground level).
2. The applicant must provide an underground, pressurized irrigation system for the landscaped area. This must be noted on the plan.
3. The provided landscaping should extend to the pavement edge (the v-pan).
4. The material to be used to cover the area on either side of the proposed landscaped area must be indicated on the plans.



May 27, 1994

Lee Jensen
610 Wagon Trail Drive
Grand Junction, CO 81503

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

SPRINKLER
SYSTEM TO
BE INSTALLED

Dear Mr. Jensen,

I have reviewed the revised plans which you submitted earlier this week and have identified a number of items in my review comments dated May 4, 1994 (copy attached) which have still not been addressed. The outstanding items are:

General Comments:

#6 not addressed → NONE PROPOSED

Circulation and Parking:

#1, #2, #7 not addressed. Also, a note must be provided indicating that the parking area will be paved. Otherwise, a time frame for paving will need to be developed with our office. We recommend that the area along the Northgate Road frontage between the entrance drive and the proposed landscaping not be paved. Also, since the circulation pattern is one way, signs and/or pavement markings will need to be provided to indicate the direction of site circulation.

- PARKING LOT TO BE PAVED BY MAY 30, 1995

Landscaping:

Our review of your covenants indicates that there is a minimum landscaping requirement for each street exposure in addition to a street tree planting requirement. If you plan on conforming with these requirements, you should indicate these items on your revised plans.

We require that you provide us with a written response to the review comments (indicating which items you agree or disagree with, if any) along with revised plans so that we may complete processing of your application.

If you should have any questions or require further explanation, please feel free to contact me at 244-1439. Also, please have your engineer get in contact with the City Development Engineer to resolve any outstanding issues.

Sincerely yours,

Michael T. Drollinger
Senior Planner

ARROWS
WHEN PAVED
"ENTER & EXIT"

cc: Wayne Lizer, Applicant's Engineer

GENERAL

1. Finish floor elevations need to be provided to adequately determine site drainage.
2. Applicant shall supply copy of subdivision covenants for staff review.
3. A trash disposal location should be indicated on plans which is both properly located and screened.
4. A north arrow must be indicated on the site plan.
5. The applicant shall provide the location of the edge of pavement of adjoining roadways on the site plan.
6. The location of all security lighting (if any) and its relationship to the building access points should be provided.
7. All entrances/access to building should be indicated on the plan.
8. The 15 foot easement along the site frontage should be better marked and the easement type identified.

CIRCULATION AND PARKING

1. The apron dimensions including the type of material to be used must be identified on the site plan.
2. The width and boundary of the entry/exit drives is not clearly delineated on the plan.
3. Turning radii must be provided for all garage entrances to the building to confirm that adequate turning and maneuvering space is provided for the anticipated vehicle types.
4. The required parking and circulations patterns in conjunction with the garage entrance on the south side of the proposed building appears to be constrained. The applicant should consider relocation of this garage door to the rear of the building, or provide a clear indication on the plan how the south side garage will operate.
5. Based on the use of the graveled area as the primary circulation and parking area for the site, the area should be paved rather than graveled. In either case (1) directional signage must be provided to properly identify the entrance and exit lanes and (2) the parking stops must be reoriented to be consistent with the angled parking.

6. Based on the City Ordinance, the site requires four (4) parking spaces to accommodate the office use. The warehouse/storage standard is based on the number of employees anticipated. Since the applicant does not have definite tenants for the building at this time, it can be assumed that a minimum of one (1) person per warehouse space will be present, totalling three additional required spaces. The site must also be able to accommodate tenant owned/leased vehicles. Based on these demand assumptions, it appears that the parking provided by the applicant is adequate. In fact, the applicant should consider elimination of the 11th space on the north side of the building and redesignate it as a loading space for delivery vehicles.
7. The handicapped parking stall must be designed, located and surfaced to conform with ADA requirements.

LANDSCAPING

1. A note must be provided on the plans to indicate the necessary caliper of the aspen trees -- a minimum 1.5" caliper is required (measured one foot above ground level).
2. The applicant must provide an underground, pressurized irrigation system for the landscaped area. This must be noted on the plan.
3. The provided landscaping should extend to the pavement edge (the v-pan).
4. The material to be used to cover the area on either side of the proposed landscaped area must be indicated on the plans.

BE IT KNOWN THAT:

WE, *West Jensen & Josephine P. Jensen* 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:

574 Northgate Commercial Sub The same as Lot 26+27 Blk 3 Westgate Commercial Sub.

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 lots 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. *lots 26+27 Blk 3 Westgate comm sub*

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 Lot 26 & 27 Blk 3, 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 lots 26+27 Blk 3 Westgate Comm sub constitute of 1 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 lots 26+27 Blk 3 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.

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

Original
Do NOT Remove
From Office

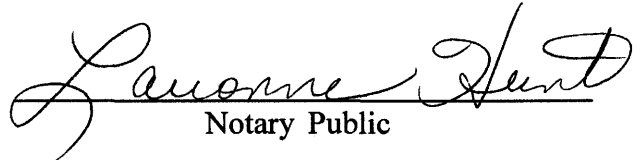
IN WITNESS WHEREOF, WE, have signed, executed and acknowledged this instrument on

this 25 day of April, 1994.



STATE OF COLORADO
COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this 25th day
of April, 1994 by Lee F. Jenson
and _____.



Notary Public

My commission expires 3-7-95.

C.O. OK
3-23-95
gmd



December 21, 1994

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

TO: Lee Jensen
610 Wagon Trail Dr.
Grand Junction, CO 81503

RE: Final Inspection of 574 Northgate Drive by City of Grand Junction
File # 81-94
Staff Planner: Michael Drollinger

The Building Department has informed us that a Certificate of Occupancy (C.O.) may soon be issued for your project. Prior to issuance of a C.O. the City is required to inspect the project to determine compliance with the City approvals your project received.

An inspection of your project was performed on December 16, 1994 and the following deficiencies noted:

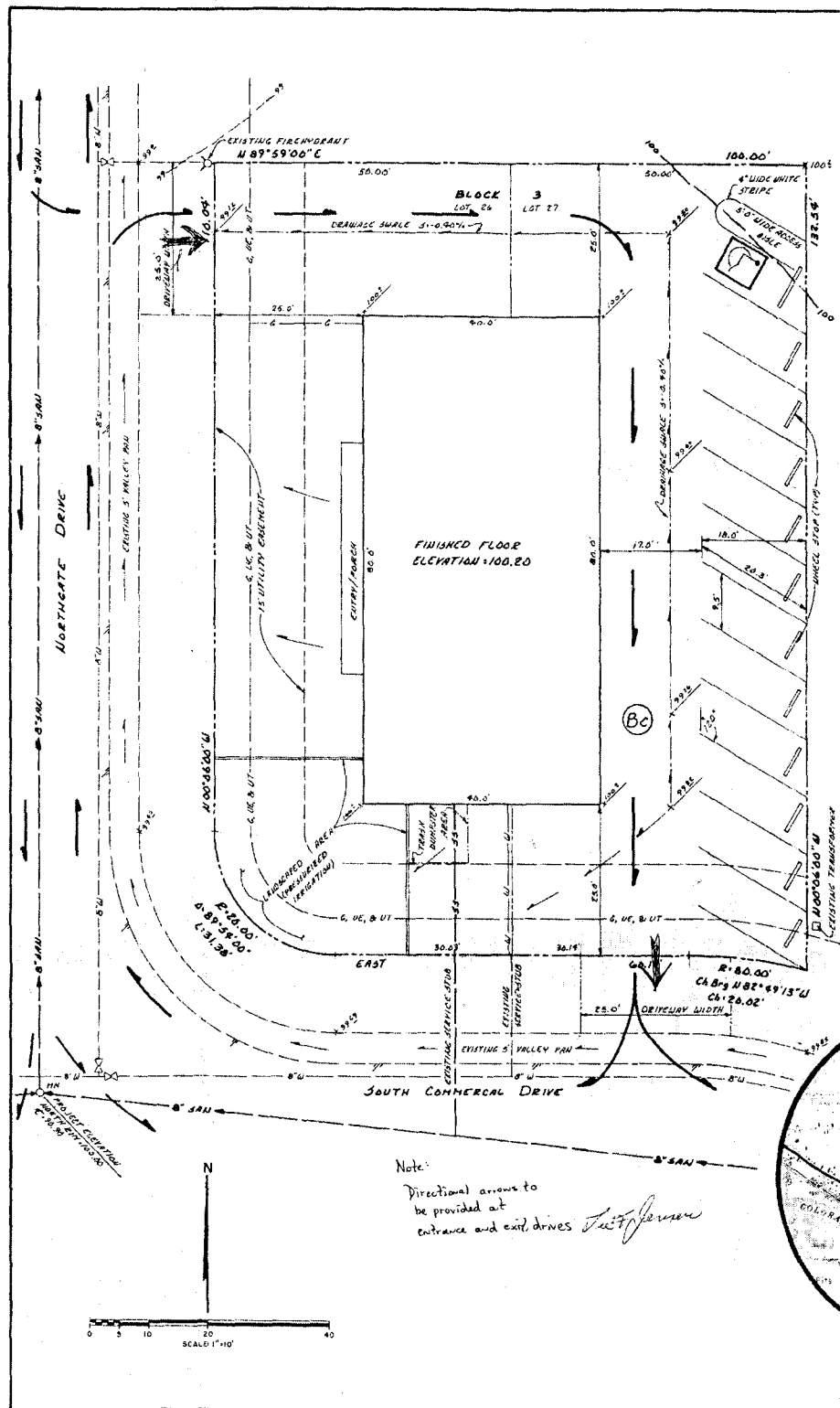
- Drainage facilities not completed as per approved plans
 - Parking not provided as per approved plans
 - Site circulation not provided as per approved plans
 - Landscaping not provided/installed as per approved plans
 - Other required improvements not provided as detailed below:
-
-

The following action will be taken:

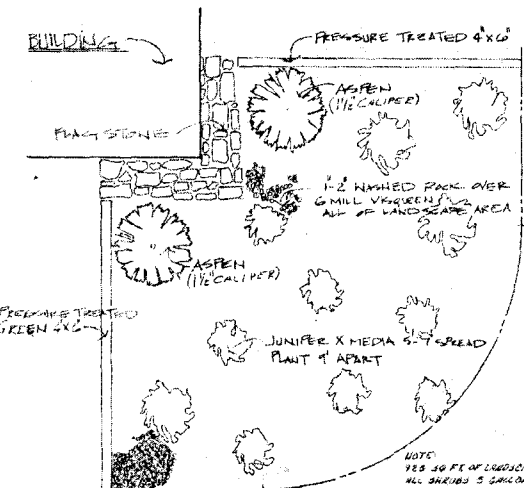
- The City will release the Certificate of Occupancy (C.O.) after correction of all deficiencies.
- OR
- The City will release the C.O. once an Improvements Guarantee is executed with the City in the amount of the deficient improvements.
- The City will authorize the issuance of a Temporary C.O. for a period of ___ days ending on _____. Either (1) all required deficiencies must be corrected or (2) an Improvements Guarantee equal to the value of the improvements must be executed with the City prior to expiration of the Temporary C.O.

It is suggested you contact the Community Development Department (phone: 244-1430) to determine the action required to resolve all outstanding items. Please have your project number and name of staff planner (listed at top of form) available when you call.

cc: Building Department
City Development Engineer
FILE



NOTE:
PARKING LOT TO BE
PAVED BY MAY 30, 1975



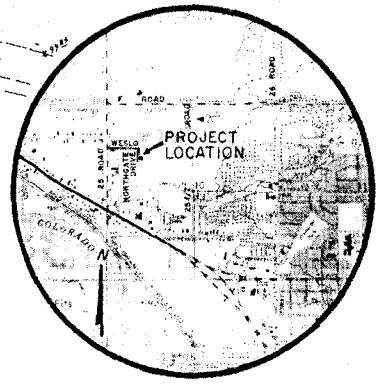
NOTE:
YES 30 FE OF LANDSCAPE
ALL SHRUBS 3 GALONS
PLANTING SHOULDS 97
NATURALITY TO COVER
25 %

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY SETBACKS
AND PROPERTY LINES

LANDSCAPE PLAN

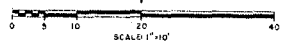
LEGEND

- 8\"/>
- 8\"/>
- C, U, B, UT
- 0/11
- C
- SS
- W
- 1.995
- 1.002
- 100
- 100
- 100
- (Bc)



KEY MAP
SCALE: 1\"/>

Note:
Directional arrows to
be provided at
entrance and exit drives



1800-4661



DEVELOPMENT PLANS FOR A COMMERCIAL BUILDING
FOR LOTS 26 AND 27, BLOCK 3
VENEGALE PARK
576 NORTHGATE DRIVE
GRAND JUNCTION, COLORADO

W.H. LIZER & ASSOCIATES
ENGINEERING CONSULTING & LAND SURVEYING
576 25 ROAD - UNIT 8 - 241-1129
GRAND JUNCTION, COLORADO 81505

SCALE: AS SHOWN DATE: May 1974 DRAWN BY: [Signature] CHECKED BY: [Signature]

RECORDED NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION