



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 2060 E. Main

Project Name: Motorcycle Accessories

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.
<b>#9.4 94</b> <b>Original</b> <b>Do NOT Remove</b> <b>From Office</b>																							
● Application Fee <u>\$110</u>	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																					
8/2 ● 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																
○ Appraisal of Raw Land	VII-1	1																					
○ Deeds	VII-1	1																					
○ Easements	VII-2	1	1	1					1														
○ Avigation Easement	VII-1	1																					
○ ROW	VII-3	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
<del>● Grading and Drainage Plan</del>	<del>IX-18</del>	<del>1</del>	<del>2</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>	<del>1</del>
○ 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: 5/5/94  
Conference Attendance: Steve Colony, Kristen Ashbeck  
Proposal: Motorcycle Accessories  
Location: 2060 E. Main St.

Tax Parcel Number: 2945-134-00-012

Review Fee: \$110

(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
- 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.

\_\_\_\_\_  
Signature(s) of Petitioner(s)

\_\_\_\_\_  
Signature(s) of Representative(s)

Project Narrative  
Motorcycle Accessories Facility Expansion  
May 19, 1994

Motorcycle Accessories Unlimited is a retail store located at 2060 Main Street. They sell predominately new and used motorcycle parts and accessories and some used motorcycles. The majority of their facility is used to warehouse parts.

They are proposing a 2100 SF addition on the north end of the existing building. The new addition would be a warehouse/storage space.

The existing building is 6000 SF but only 2340 SF is existing sales area. The calculation for the parking required is as follows:  $2340 \text{ SF} / 200 \text{ SF per car} = 12 \text{ spaces required}$ . The existing asphalt parking has more than adequate space to meet this need.

The addition is 35% of the existing 6000 SF building ( $2100/6000 = 35\%$ ). Therefore, we will provide 35% of the required landscape for the entire site (approximately 1150 SF). It will be irrigated and located along the Frontage Road at the front of the property.

Original  
Do NOT Remove  
From Office

#9.4 94

# REVIEW COMMENTS

*file copy*

Page 1 of 2

FILE #94-94

TITLE HEADING: Site Plan Review - Motorcycle Accessories Addition

LOCATION: 2060 East Main

PETITIONER: Alpine C.M., Inc.

PETITIONER'S ADDRESS/TELEPHONE: 1111 S 12th Street  
Grand Junction, CO 81501  
245-2505

PETITIONER'S REPRESENTATIVE: Steve Colony

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

5/24/94  
244-1590

---

WATER - No comment.

SEWER - An additional "Plant Investment Fee" of \$975 is required based on the 2,340 square feet of retail space and a maximum water use of 17,000 gallons per month. Monthly service charges will be based on an average water use of 10,000 gallons per month. This fee will have to be paid to the City prior to obtaining a building permit.

GRAND JUNCTION COMMUNITY DEVELOPMENT  
Kristen Ashbeck

5/25/94  
244-1437

---

1. Are there/will there be truck deliveries at the warehouse? If so, how large are truck and how often are deliveries? Do trucks back up to overhead door or into warehouse for loading/unloading? The City is concerned with truck overhanging into the street during loading/unloading.
2. While striping is not required, indicate on site plan how the required parking can be laid out (see possible design on attached drawing).
3. Consider using shrubs/groundcover combined with rock or other mulch instead of grass. This is acceptable if 40% of the area is covered with living material and it will reduce the need for future maintenance (mowing).

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

**5/26/94**  
**244-1591**

---

1. No drainage fee required.
2. Recommend curb cut on 21st for better site circulation.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Dave Stassen**

**5/31/94**  
**244-3587**

---

No Comments.



**ALPINE C.M., INC.**

1111 S. 12TH ST. • GRAND JUNCTION, CO 81501 • 303/245-2505 • FAX 303/245-2591

June 8, 1994

Ms. Kristen Ashbeck, Planner  
City of Grand Junction  
Community Development Department  
250 N. 5th Street  
Grand Junction, CO 81501

RE: Response to Staff comments, #94-94

Dear Ms. Ashbeck,

We propose the following responses to staff site plan review comments for Motorcycle Accessories, 2060 Main Street, Grand Junction:

City Utility Engineer:

Sewer-The owner will pay the 'Plant Investment Fee' at the time the planning clearance is applied for.

Community Development:

1. Trucks delivering goods will be parked on-site and off 21st Street. More than 98% of the deliveries come by UPS, which use smaller trucks. Only ten semi trucks maximum per year deliver to the site.
2. See possible parking layout on the revised site plan.
3. We will exchange the grassed area for shrubbery. See the revised site plan.

City Development Engineer:

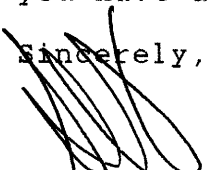
2. See revised site plan for new driveway location.

Fire Department:

A full set of building plans will be submitted prior to applying for a building permit.

We hope our responses resolve all your issue concerns, but if you have additional questions, please feel free to call.

Sincerely,

  
Steven P. Colony, Architect

July 11, 1994

Mr. Steve Colony  
Alpine C.M., Inc.  
1111 South 12th Street  
Grand Junction, Colorado 81501

RE: 94-94 Site Plan Review - Motorcycle Accessories

Dear Steve,

The project referenced above has been approved through the Site Plan Review process and a Planning Clearance for a Building Permit may be issued upon payment of the Plant Investment Fee. If the proposed addition is not constructed until early 1995, the project will not need to be re-reviewed through the Site Plan Review process unless the plan has changed or if there have been changes in the surrounding neighborhood that might impact or be impacted by this project. Any new or changes in fees that are in effect at the time the Planning Clearance is actually issued will apply.

Please do not hesitate to contact me if you have further questions regarding this project.

Sincerely,

Kristen Ashbeck  
Planner



#94-94 NOTES

5/9/95

Project on hold - if Planning Clearance is requested, check file for conditions: (see plan)  
revised 6/8/94

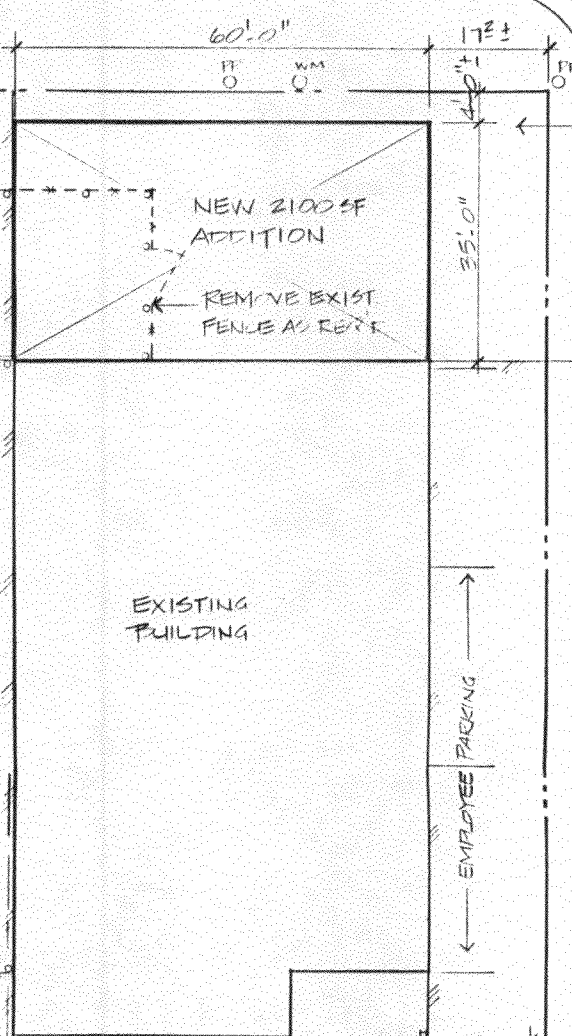
- PIF
- landscaping
- other details per plan

Per my letter to Steve Colony dated 7/11/94, if conditions have changed in area, may need to go through Site Plan Review again.

RODD AVENUE

PP  
0

PP  
0



OPEN FENCED STORAGE

COVERED FENCED STORAGE

EXI  
GR

EXI  
DR

EXI  
SIT

212 STREET

REN  
INS  
PER

SIMULATED PARKING LAYOUT

EXISTING ASPHALT PARKING (partially obscured)

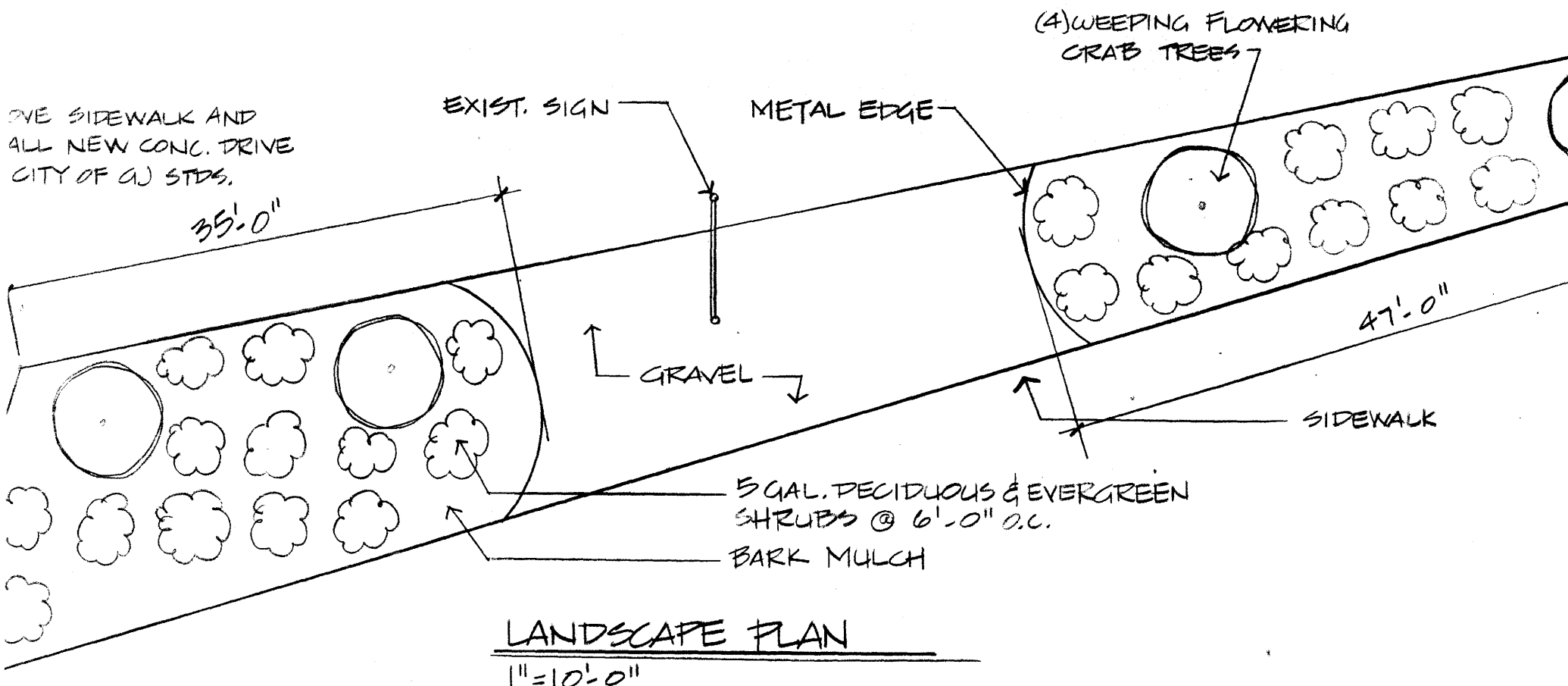
NEW WATER LINE TO LANDSCAPED AREA - CUT/FATCH ASPHALT AS NOTED.

(5) EXIST PLANTERS TO BE REMOVED


EXISTING SIGN

SEE ENLARGED PLAN THIS SHEET

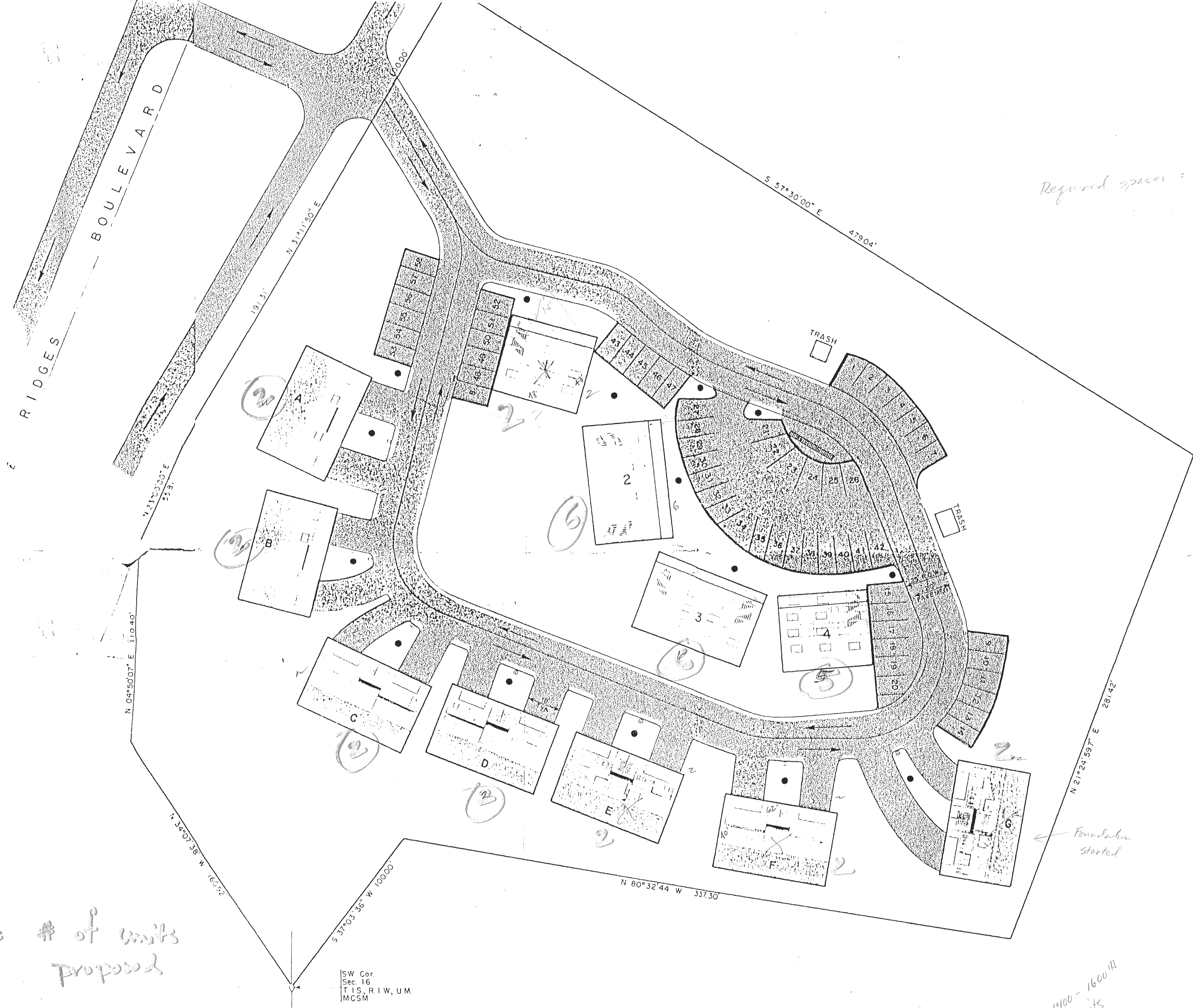
MAIN AVENUE



*Latest Plan okay to is 5/5*

	<p><b>ALPINE C.M., INC.</b></p> <p>1111 S. 12TH ST. GRAND JUNCTION, CO 81501 303/245-2505/ FAX 303/245-2591</p>	<p>FACILITY EXPANSION MOTORCYCLE ACCESSORIES UNLTD. 2000 MAIN GRAND JCT, CO</p>	<p>REVISED 6</p> <p>ISSUE DATE 5/1</p>
		<p>SITE &amp; LANDSCAPE PLAN</p>	<p>DRAWN SP</p> <p>CHECKED SP</p> <p>NO.</p>

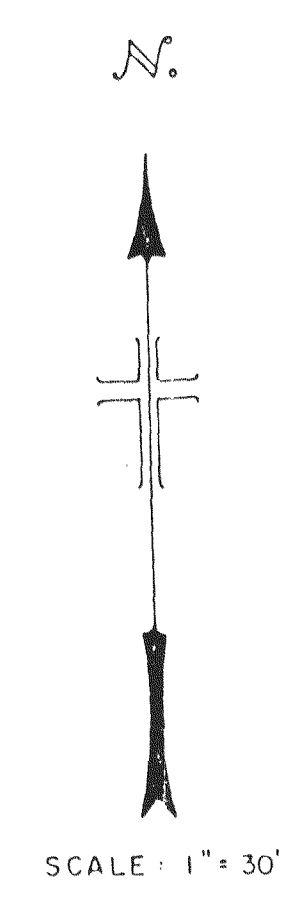




X = # of units proposed  
 ⊗ = # of units existing

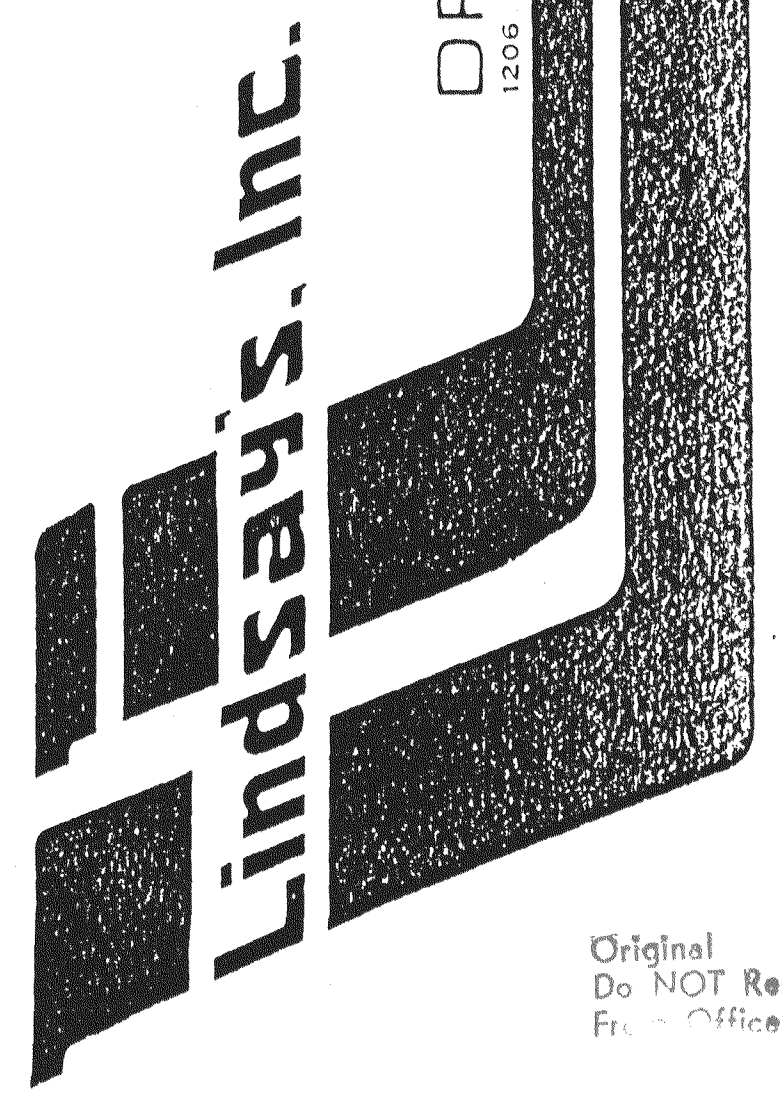
SW Cor  
 Sec. 16  
 T. 1 S., R. 1 W., U. M.  
 MCSM

NOTE:  
 DESERT LANDSCAPE AS PER THE RIDGES



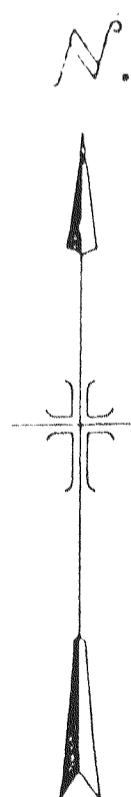
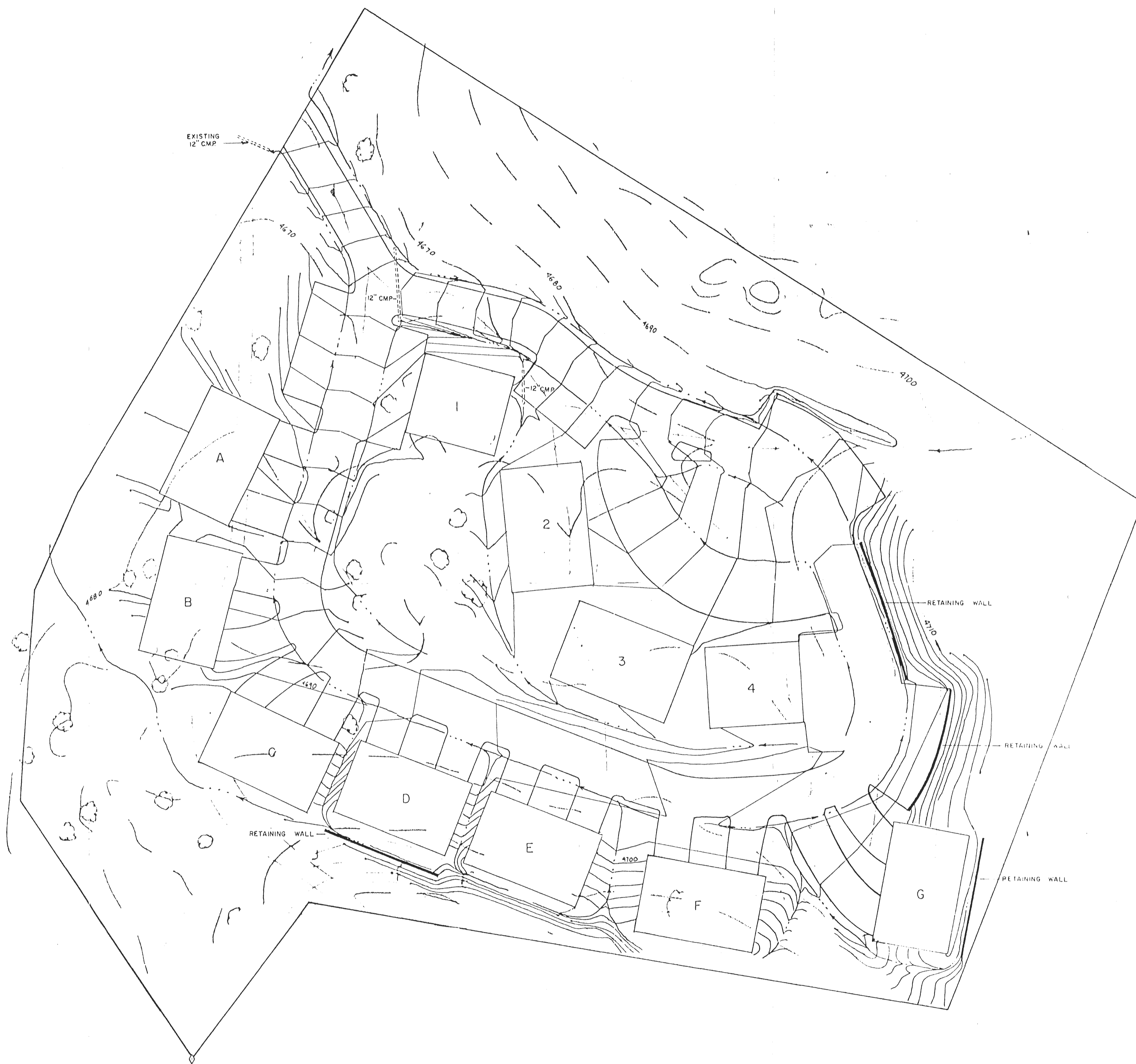
LEGEND

- MUSHROOM SECURITY LIGHT
- 1, 4 6 UNIT BUILDING
- 2, 3 8 UNIT BUILDING
- A-G DUPLEXES
- ASPHALT PAVING BOUNDARY
- ▨ PAVING
- ⊞ MAIL BOXES



DRAFTING SERVICE  
 1206 UTE AVE., GRAND JUNCTION, COLORADO 81501

1994-0049



SCALE 1" = 30'  
 CONTOUR INTERVAL  
 DASHED - EXISTING  
 SOLID - PROPOSED

NOTE :

SEE THE RIDGES, FILING  
 NO. 2 FOR ADDITIONAL  
 DRAINAGE INFORMATION

1991-0094