

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 595 Westgate

Project Name: ESS Investment

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.	
● Application Fee <u>\$110.00</u>	VII-1	1																						11
● Submittal Checklist*	VII-3	1																						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	9
● Planning Clearance*	VII-3	1																						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	9
● Evidence of Title	VII-2	1		1			1																	3
○ Appraisal of Raw Land	VII-1	1		1	1																			1
○ Deeds	VII-1	1		1			1																	1
○ Easements	VII-2	1	1	1	1		1																	1
○ Avigation Easement	VII-1	1		1			1																	1
○ ROW	VII-3	1	1	1	1		1																	1
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																	1
○ CDOT Access Permit	VII-3	1	1																					1
○ Industrial Pretreatment Sign-off	VII-4	1	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	9
○ Elevation Drawing	IX-13	1	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	9
○ 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							1
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1							1	1	1	1	1							1
○ Roadway Plan and Profile	IX-28	1	2										1											1
○ Road Cross-Sections	IX-27	1	2																					1
○ Detail Sheet	IX-12	1	2																					1
● Landscape Plan / Site Plan	IX-20	2	1	1																				4
○ Geotechnical Report	X-8	1	1								1													1
○ Final Drainage Report	X-5,6	1	2										1											1
○ Stormwater Management Plan	X-14	1	2										1								1			1
○ Phase I and II Environmental Report	X-10,11	1	1																					1
○ Traffic Impact Study	X-15	1	2																		1			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: 4/15/94
Conference Attendance: Kristen Ashbeck, Jason Parsons
Proposal: Storage Building Addition
Location: 595 N. Westgate

Tax Parcel Number:
Review Fee: \$110.00
(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
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.

Signature(s) of Petitioner(s)
Signature(s) of Representative(s)

REPORT CHECKLIST AND OUTLINE

GENERAL PROJECT REPORT

CHECKLIST	OK	NA
Typed text		
Size: 8½ x 11" format		
Bound: If more than 1 page, use a staple.		
Name of report on a title page or on the first page of text		

OUTLINE

- A. Project Description
 - 1. Location
 - 2. Acreage
 - 3. Proposed use
- B. Public Benefit
- C. Project Compliance, Compatibility, and Impact
 - 1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code)
 - 2. Land use in the surrounding area
 - 3. Site access and traffic patterns
 - 4. Availability of utilities, including proximity of fire hydrants
 - 5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.)
 - 6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)
 - 7. Site soils and geology (such as per SCS soils mapping)
 - 8. Impact of project on site geology and geological hazards, if any
 - 9. Hours of operation
 - 10. Signage plans
- D. Development Schedule and Phasing

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COMMENTS

- 1. This report should only provide general information, and should not be more than 2 pages long.

DRAWING STANDARDS CHECKLIST

SITE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA
SECTION VIII	A Scale: 1" = 10', 20', 30', 40', or 50'		
	B Drawing size: 24" x 36"		
	C Primary features consist only of proposed facilities except those related to drainage		
	D Notation: All non-construction text, and also construction notation for all primary features		
	E Line weights of existing and proposed (secondary and primary) features per City standards		
	F Location: All primary facilities are fully located horizontally and vertically		
	H Vertical control: Benchmarks on U.S.G.S. datum if public facilities other than SW are proposed		
	I Orientation and north arrow		
	J Stamped and sealed drawings by registered professional competent in the work		
	K Title block with names, titles, preparation and revision dates		
	L Reference to City Standard Drawings and Specifications		
	M Legend of symbols used		
	N List of abbreviations used		
	P Multiple sheets provided with overall graphical key and match lines		
	Q Contouring interval and extent		
R Neatness and legibility			

ITEM	FEATURES	OK	NA
1	Site boundary, and adjacent property lines, land use, and zoning		
2	Total site acreage and proposed land use breakdown		
3	All existing and proposed easements, streets and ROW's		
4	Identify utility vendors to the site		
5	Identify existing and proposed utilities, including fire hydrants, meters, and service taps		
6	Show existing and proposed drainage inlets, pipes, channels, and manholes		
7	Top and toe of slopes for retention/detention basins or other embankments		
8	Traffic ingress, egress, traffic flow patterns, and traffic control features		
9	All paving and concrete walks, pads, ramps, wheel chocks		
10	Building footprint, roof line, exterior doorways, and roof drain location		
11	Parking areas, striping, stalls, lighting		
12	Areas to receive gravel		
13	Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes		
14	Miscellaneous structures, fences, walls		
15	Other non-landscaping surface facilities		
16	Do not show existing or proposed contours		
17	For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, ROW width, and the monument or section line.		
18	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and show truck turning radii on the plan to show adequacy of entry/exit and on-site design.		
19	Identify trash dumpster type, anticipated pick-up time, and accessibility.		

COMMENTS

- All angle, curvature, tangency, grade break and change, and other primary features must be fully located horizontally. However, these may be identified on the Grading and Drainage Plan, or may be put on a separate "Staking Plan".
- If the scale is 1" = 10' or 20', instead of preparing a separate Landscaping Plan, that information may be provided hereon if it will not be too cluttered and confusing.

GENERAL PROJECT REPORT

A. Project Description

1. location
595 & 597 N . Westgate
2. Acreage
50' X 130' & 40.83' x 130'
3. Proposed Use
The addition to 595 N. Westgate will be used for storage and warehousing of imported Mexican Tile and furniture. The existing building will house administrative offices and a retail showroom.

B. Public Benefit

The ability to warehouse larger inventories of tile and furniture will allow the importers to lower overhead and in turn a lower cost to the public.

By adding landscape and the new warehouse, the area will be cleaned up and bring more business to the area, increasing tax revenues, and helping the areas development.

C. Project compliance, compatibility, and impact

1. N/A
2. Retail Sales, School Admin. Building, and small wholesale business.
3. Access is from North Westgate Drive, North and South.
4. Utilities are located on the s.e. corner and are located underground.
5. N/A
6. N/A
7. N/A
8. N/A
9. N/A
10. Sign on the faces of both buildings.

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ENDORSEMENT

Dated: April 8, 1994

Attached To Commitment No.: 15507
Re: MALONEY/ESS INVESTMENT

Issued by

SECURITY UNION TITLE INSURANCE COMPANY

This endorsement is made a part of the Commitment including any prior endorsements, and is subject to the Schedules, Terms, Provisions and Conditions and Stipulations therein, except as modified by the provisions hereof:

1. Schedule A of the above Commitment is hereby amended in the following particulars:

(a) The effective date at item number 1 including extensions is:

April 6, 1994 at 8:00 a.m.

(b) The land referred to at item number 5 is:

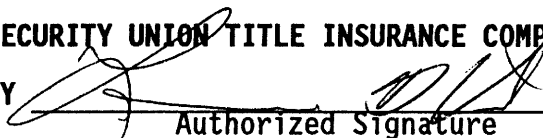
That portion of Lot 4 in Block 1, Beginning at the SW corner of said Lot 4, thence North 00°06' West 40.83 feet, thence South 90°00' East 150.79 feet to the Street right of way, thence along the street right of way to a point which is the Southeast corner of said Lot 4, thence West along the South boundary line of said Lot 4, a distance of 131.07 feet to the point of beginning,
being in WEST GATE PARK NO. 2,
Mesa County, Colorado.

195 94

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SECURITY UNION TITLE INSURANCE COMPANY

BY


Authorized Signature

DATE DOWN ENDORSEMENT



**MERIDIAN
LAND TITLE
INC.**

APRIL 21, 1994

To Whom It May Concern,

On April 1, 1994 Meridian Land Title handled a closing for the property located at 597 N. Westgate, Grand Junction, Co. 81505. At that time a scrivners error ocured in the legal description that is listed on the Warranty Deed. This deed has been sent to the Mesa County Recording Office, and is in the process of being recorded. As soon as it is returned to the purchasers of the property, they will return it to us for the correction to be completed and the document to be re-recorded. I have attached a copy of the new legal description for your review.

If you need any further assistance, please do not hesitate to call. I'm sorry for the inconvenience in this matter.

Sincerely,

Theresa C. Harris

Theresa C. Harris
Closing Officer

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REVIEW COMMENTS

file copy

Page 1 of 1

FILE #95-94

TITLE HEADING: Site Plan Review - Warehouse

LOCATION: 595-7 North Westgate

PETITIONER: Structures West

PETITIONER'S ADDRESS/TELEPHONE: 713 Arrowest Court
Grand Junction, CO 81505
245-9193

PETITIONER'S REPRESENTATIVE: Jason Parsons

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 5/24/94
Bill Cheney 244-1590

No comment.

CITY DEVELOPMENT ENGINEER 5/26/94
Jody Kliska 244-1591

1. Need defined driveways rather than the entire frontage paved and open. See attached curb cut standards.
2. Drainage fee is applicable - \$879.79 for plan as shown. May be reduced some if driveways are defined with landscaping in between driveways.

COMMUNITY DEVELOPMENT DEPARTMENT 6/3/94
Kristen Ashbeck 244-1437

See attached.

CIRCULATION / PARKING

1. Total parking requirement cannot be determined without more information regarding the building--how much square footage of office space and retail sales area is there within the existing building? The parking requirement for the addition is 2 spaces.
2. Only one handicap stall is required.
3. Define driveways into site with curbing (see Development Engineer comments).
4. Is there a gate in the fencing to access the "company vehicle parking" area?

LANDSCAPING

1. The total on-site landscape requirement is approximately 514 square feet. The areas shown, between existing and proposed meet this requirement; however, more detail is needed on the plan:
 - landscaped area along north side must be contained with curbing
 - what is species of deciduous trees?
 - also indicate planting size of trees (1-1/2" caliper is minimum)
2. Recommend that, once driveway(s) is defined, there be some landscaped area in front (probably would be in the right-of-way) to reinforce driveway definition and reduce drainage fee.
3. How tall is cedar fence and does it go all the way around the site or just along north side? Is what appears to be fencing in front (shown with x's) also cedar or chain link or . . . ?

OTHER

1. Will the off-premise sign currently behind the Klumb's building along Patterson Road be removed? reused by some other business?

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 3 1994

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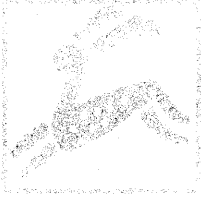
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2. Recommend that, once driveway(s) is defined, there be some landscaped area in front (probably would be in the right-of-way) to reinforce driveway definition and reduce drainage fee.
3. How tall is cedar fence and does it go all the way around the site or just along north side? Is what appears to be fencing in front (shown with x's) also cedar or chain link or . . . ?

OTHER

1. Will the off-premise sign currently behind the Klumb's building along Patterson Road be removed? reused by some other business?

95-94



City of Grand Junction
Community Development Dept.
250 North 5th St.
Grand Junction, CO. 81501

Response to Review Comments:

City Development Engineer
Jody Kliska

As per Conversation with Jody, we have added driveway partitions/
with railroad ties and cedar bark (see attached plans)

Community Development Department
Kristen Ashbeck

Square footage breakdown of existing building, 1000sqft retail, 1000sqft
office, 1100 sqft warehouse.

There is a 12' gate on the fence toward N. Westgate Dr..

Landscaped area will be curbed with railroad ties, the trees will be
1 1/2 " caliper elm,

The driveway definition has been made more definable.

The cedar fence is 6' in height (see attached plan revision).

The off premise sign will be removed.

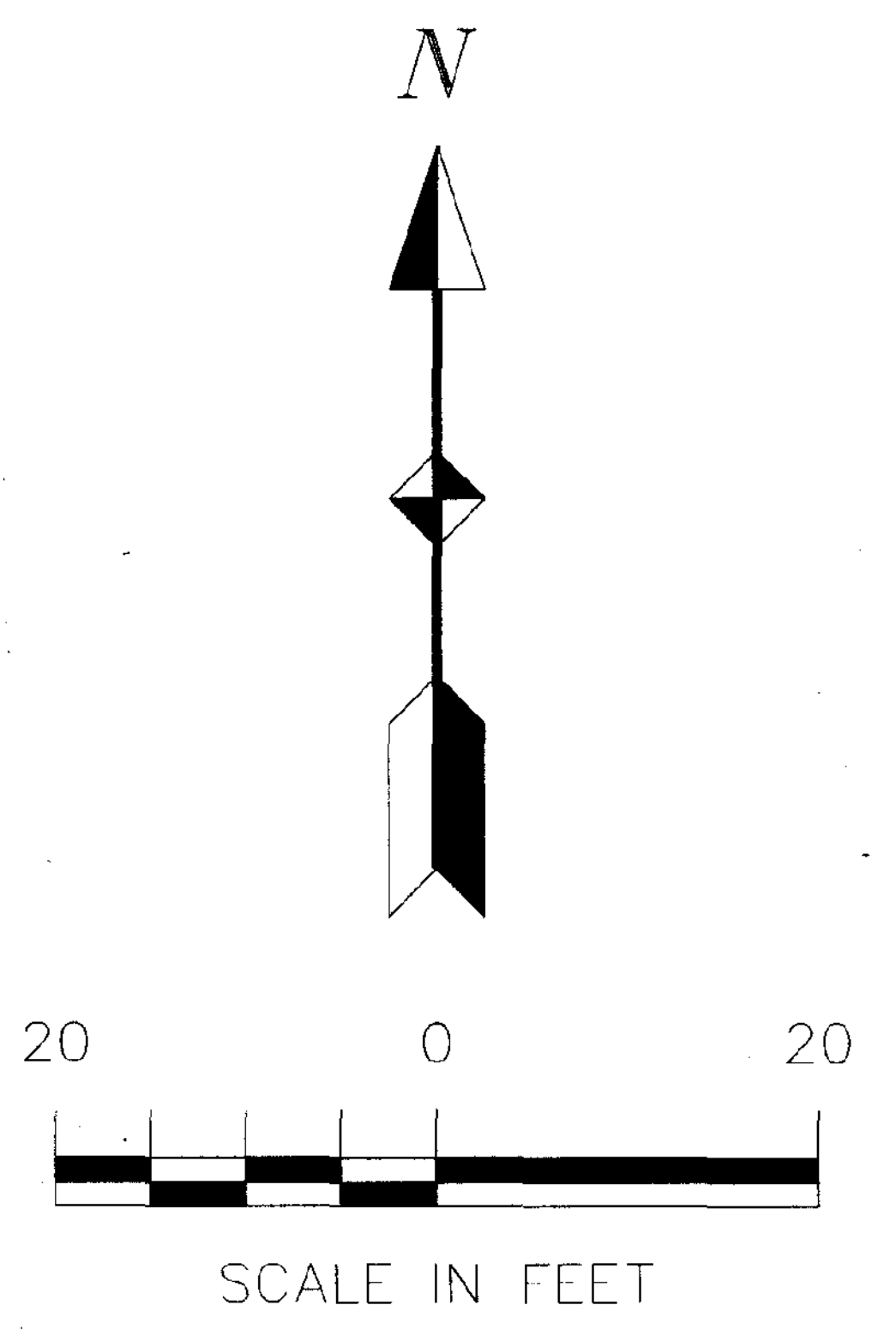
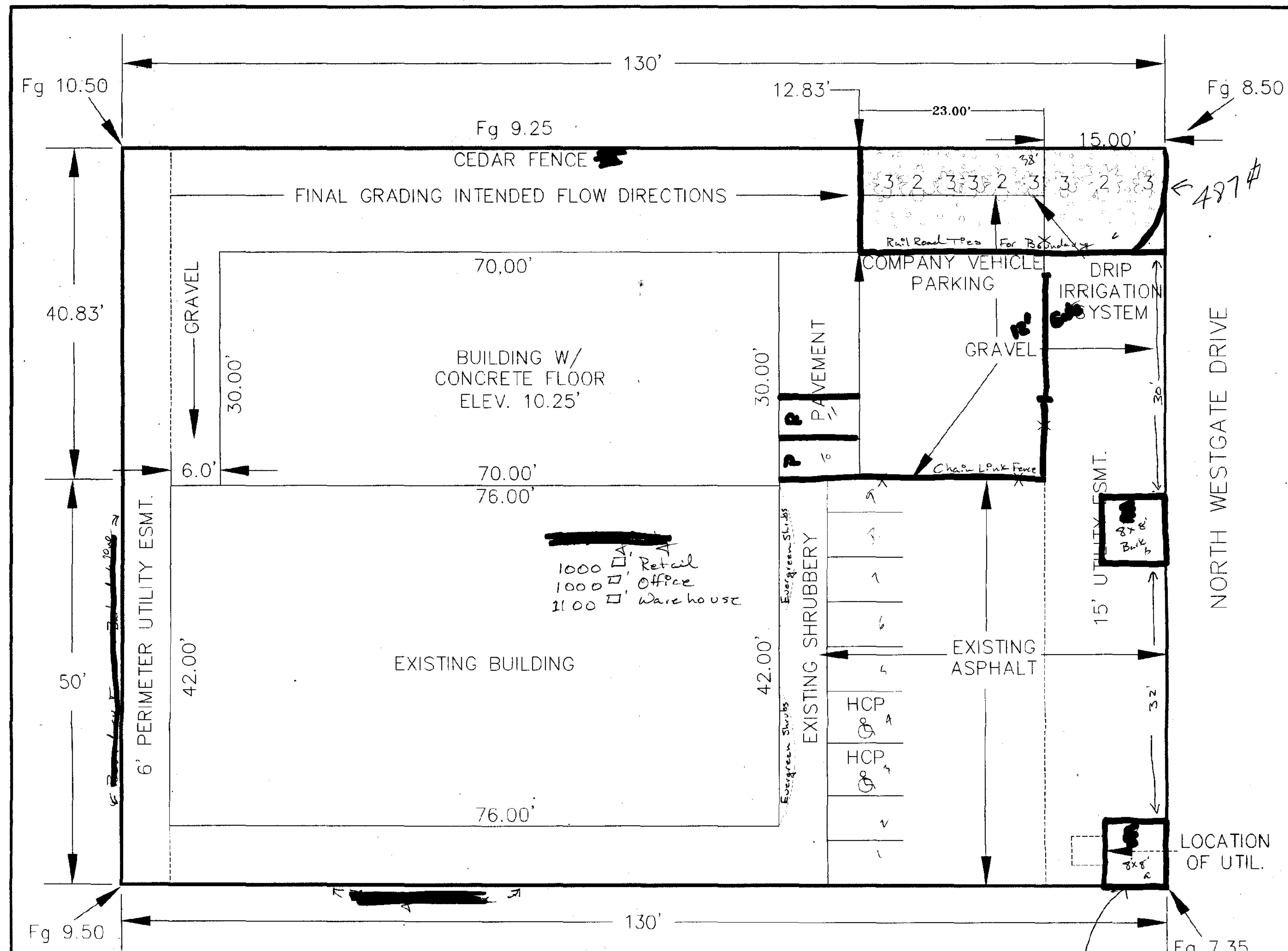
Grand Junction Police Department
Dave Stassen

There is an existing flood light on the back N.W. corner of building,
fixture needs to be replaced.

False front along roof line will be framed to deny access to roof to
prevent burglaries.

Grand Junction Fire Dept.
George Bennett

Fire flow survey is complete and attached.



- LEGEND
- RIVER ROCK
 - DECIDUOUS TREES
 - 5 GALLON EVERGREEN SHRUB
 - CHAIN LINK FENCE

1000' Retail
 1000' Office
 1100' Warehouse

8x8 Rail Road Ties
 Pk w/ Bark

Landscaping
 a = 64 #
 b = 64 #
 c = 487 #
 Total = 615 #

Jason S. Parsons
STRUCTURES WEST INC.
 719 ARROWST CT.
 GRAND JUNCTION, CO 81508
 PHONE 303-245-9183

595 NORTH WESTGATE DRIVE
 GRAND JUNCTION, COLORADO
 ESS INVESTMENT
 245-9193

revisions: ~~_____~~
 The sign in question will come down.
 parking
 1/200# retail = 5
 1/300# office = 4
 1/ company vehicle warehouse = 2
 + employees per shift 11 req'd.

date: 4/30/94
 drawn: BB
 chkd: ~~_____~~
 apprvd:
 filed:
 job no: ESS-0001
 file no:

SHEET
 1

1994-0095