

SUBMITTAL CHECKLIST

SITE PLAN REVIEW Rec. # 1354

Location: 245 South Avenue

Project Name: Central Distributing Addition

ITEMS	DISTRIBUTION															TOTAL REQD.								
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input checked="" type="checkbox"/> City Property Agent	<input checked="" type="checkbox"/> City Parks & Recreation	<input checked="" type="checkbox"/> City Planning Department	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input checked="" type="checkbox"/> County Bldg. Dept.	<input type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field			
● Application Fee <u>\$1650</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	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																				
○ Appraisal of Raw Land	VII-1	1		1	1																			
○ Deeds	VII-1	1		1																				
○ Easements	VII-2	1	1	1	1																			
○ Avigation Easement	VII-1	1		1																				
○ ROW	VII-3	1	1	1	1																			
○ Improvements Agreement/Guarantee	VII-2	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	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	1	1	1
○ Grading and Drainage Plan	IX-16	1	2										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				
<u>○ DRAINAGE FEE</u>																								

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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: 12-6-93
Conference Attendance: FRANK Prews, DAVE THORNTON
Proposal: Addition to CENTRAL DISTRIBUTING
Location: 245 South Avenue

241-1903

244-1447

Tax Parcel Number: 2945-143-45-002
Review Fee: \$10500

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

Additional ROW required? N/A
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? N/A Estimated Amount:
Recording fees required? maybe Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required? Yes
State Highway Access Permit required? N/A

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? N/A
Avigation Easement required? N/A

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

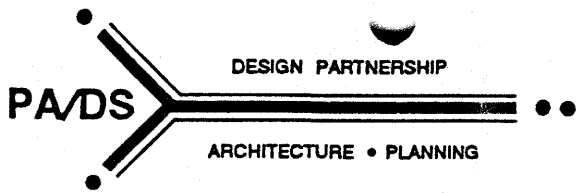
WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

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)



Re: Street Vacation
4th Street
June 28, 1994

1.15 94

GENERAL PROJECT NARRATIVE

PROJECT: An addition to the warehouse located at 245 South Avenue at the corner of South 4th Street and South Avenue, Grand Junction, Mesa County, Colorado.

OWNER/PETITIONER: CENTRAL DISTRIBUTING COMPANY
245 South Avenue
Grand Junction, CO 81501

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REASON FOR APPLICATION: New warehouse area and access for new addition to existing facility at 245 South Avenue

A. Project Description/Warehouse Addition

1. Total area to be affected is 129' x 140'.
2. Total area of the warehouse addition and parking/access area is 0.414 acres and includes additional parking at the northwest corner of 3rd Street and South Avenue.
3. The proposed building will be used as a warehouse for storage.

B. Public Benefit

This is a private development.

C. Project Compliance

1. Land use surrounding the site is Zoned I-1 for Light Industrial Use and is compatible with the proposed addition.

REVIEW COMMENTS

Page 1 of 2

FILE #115-94

TITLE HEADING: Site Plan Review
Warehouse addition

LOCATION: 245 South Ave.

PETITIONER: Frank A. Preuss

PETITIONER'S ADDRESS/TELEPHONE: 917 Main Street
Grand Junction, CO 81501
241-1903

PETITIONER'S REPRESENTATIVE: Frank Preuss

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.

MESA COUNTY BUILDING DEPT.
Bob Lee

7/6/94
244-1656

No Comments.

CITY UTILITY ENGINEER
Bill Cheney

7/05/94
244-1590

No additional fees are required provided there are no additional sewer or water taps and the total number of employees is within the existing E.Q.U. calculation.

PUBLIC SERVICE
Dale Clawson

7/6/94
244-2695

No Comment.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

7/8/94
244-1437

No Comment.

CITY DEVELOPMENT ENGINEER
Jody Kliska

7/05/94
244-1591

Need to show/designate appropriate number of handicap parking spaces.

Transportation Capacity Payment is calculated as follows:

\$125 per 1000 sq.ft.

13800 sq.ft./1000 = 13.8

\$125 X 13.8 = \$1,725.00

No Drainage Fee.

GRAND JUNCTION FIRE DEPARTMENT
BUILDING PERMIT CLEARANCE FORM

RECEIVED:

DATE 6-8-94

FEE \$ 1000

TIME 1:52 PM

PAID JB 6/24/94

245 SOUTH AVE

FRANK PREUSS 241/1903

JOB LOCATION

CONTACT NAME/PHONE

CENTRAL DISTRIBUTING

WAREHOUSE

BUSINESS NAME

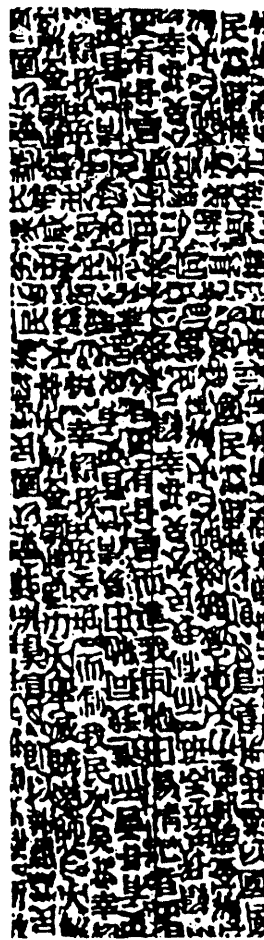
BUILDING USE

0.25 9th

DATE COMPLETE

6-8-94

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- ① FIRE FLOW SURVEY
 - a) Site Plan
 - b) Building Plan
 - c) Construction Type concrete/steel
- 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. OTHER
 - a) _____
- 5. REQUIRED PERMITS
 - a) _____
 - b) _____
 - c) _____
 - * See requirements under specific permit

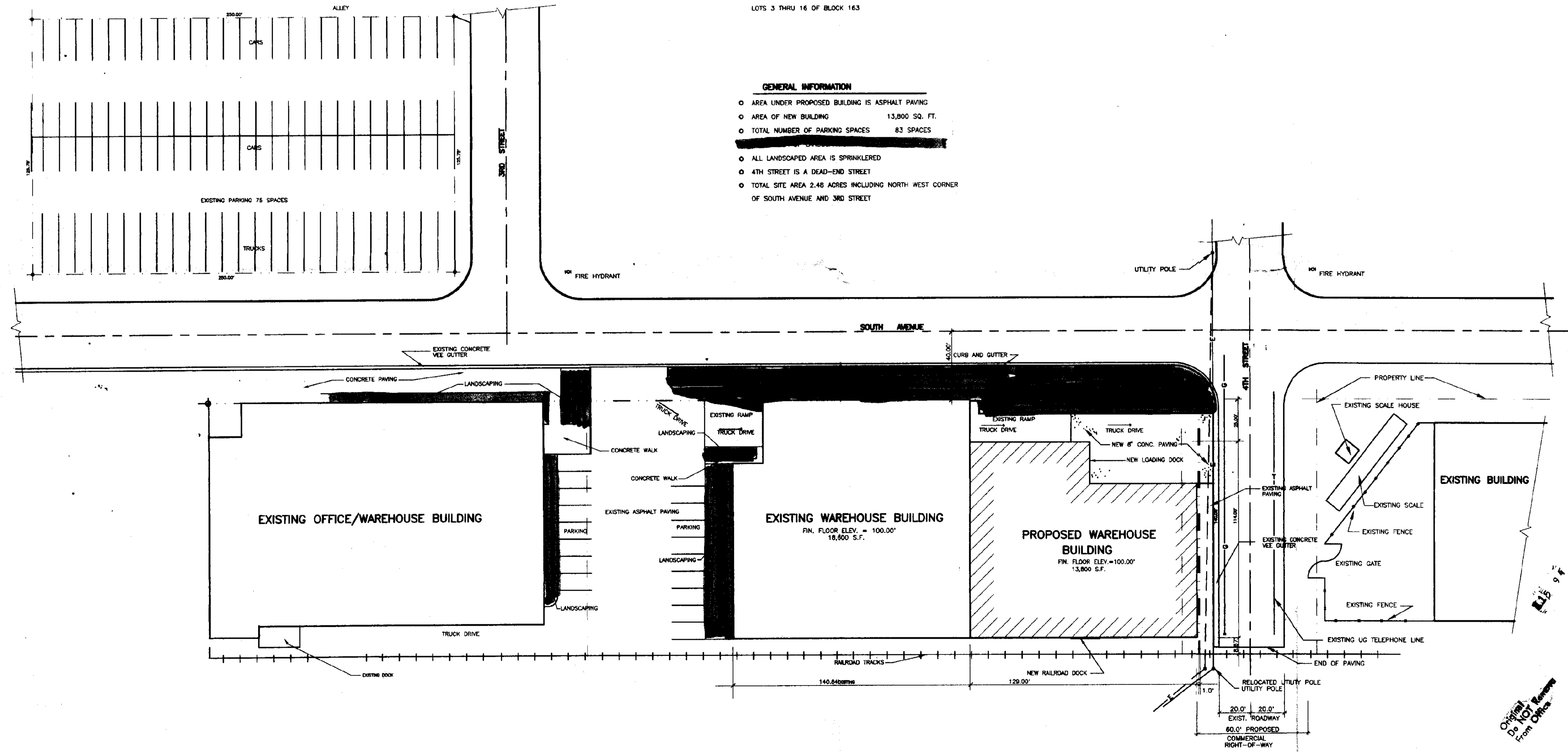
6. NO REQUIREMENTS

JBennett
Completed By

6-8-94
Date

16:00
Time

Data Input



LEGAL DESCRIPTION

LOTS 3 THRU 16 OF BLOCK 163

GENERAL INFORMATION

- AREA UNDER PROPOSED BUILDING IS ASPHALT PAVING
- AREA OF NEW BUILDING 13,800 SQ. FT.
- TOTAL NUMBER OF PARKING SPACES 83 SPACES
- ALL LANDSCAPED AREA IS SPRINKLERED
- 4TH STREET IS A DEAD-END STREET
- TOTAL SITE AREA 2.48 ACRES INCLUDING NORTH WEST CORNER OF SOUTH AVENUE AND 3RD STREET

SITE PLAN
SCALE: 1"=30.00"



NO.	DATE	REVISIONS
1	12/14/84	DESIGNER PAID
2	1/10/85	DESIGNER PAID
3	1/10/85	DESIGNER PAID
4	1/10/85	DESIGNER PAID
5	1/10/85	DESIGNER PAID
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100	1/10/85	DESIGNER PAID

PA/DS PROFESSIONAL DESIGN GROUP
ARCHITECTURAL - PLANNING
917 Main Street • Grand Junction, Colorado 81501

PROJECT TITLE: WAREHOUSE ADDITION
CENTRAL DISTRIBUTING
235 SOUTH AVE., GRAND JUNCTION, CO.
SHEET TITLE: SITE PLAN

DRAWING
SP-1
SHEET 1 OF 8

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