

SUBMITTAL CHECKLIST

Receipt #1506

SITE PLAN REVIEW

Location: 2465 U.S. 50

Project Name: Mobile Home Sales

ITEMS		DISTRIBUTION																					
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.	TOTAL REQ.
		140 9																					
● Application Fee	\$110 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																					
● 1"X1" 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 - <u>lease agreement</u>	VII-2	1		1			1																
○ Appraisal of Raw Land	VII-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		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	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	
○ Grading and Drainage Plan	IX-16	1	2									1										1	
○ Storm Drainage Plan and Profile	IX-30	1	2									1								1	1		
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1														1	1		
○ Roadway Plan and Profile	IX-28	1	2																				
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan (<u>on site plan</u>)	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			

Original Do NOT Remove From Office

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: _____
Conference Attendance: _____
Proposal: _____
Location: _____

Tax Parcel Number: _____
Review Fee: _____

(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.

- | | | |
|---|--|---|
| <input type="checkbox"/> Access/Parking | <input type="checkbox"/> Screening/Buffering | <input type="checkbox"/> Land Use Compatibility |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Traffic Generation |
| <input type="checkbox"/> Floodplain/Wetlands Mitigation | <input type="checkbox"/> Availability of Utilities | <input type="checkbox"/> Geologic Hazards/Soils |
| <input type="checkbox"/> 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)

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This project is located on the existing lots 2, 3, and 4 of the Arrow Square Industrial Subdivision, located at Highway 6 and 50.

These three lots are a total of 3.224 acres. Lot 2 has an existing structure of 20,165 square feet, to be used as office space, showroom, and storage for a mobile and manufactured home dealership. The lot provides complete asphalt surfacing with a total of 58, 10' x 20' marked parking spaces.

Lots 3 and 4 are to be used as show area for the display of the units for sale as single family residences. These lots are fully paved asphalt and lighted.

The public benefit of this business is to provide low cost, quality, and timely housing.

This project is in compliance with zoning and use policies and requires no major changes in its current development of the properties.

The site is in an area which currently has other businesses of the exact same use, and others of similar use. Directly east is also a mobile home sales lot and directly north is a glass sale distributor.

This site is easily accessible to traffic via the U.S. 6 and 50 frontage road and two 40' drive approaches to this property. Ample parking is provided on site.

All utilities are in service to the existing structure on site and no changes or alterations are foreseen.

No special effects are foreseen out of the ordinary on public facilities.

There are 3 fire hydrants on the property line facing Highway 6 and 50.

As stated, this site is entirely surfaced with asphalt and naturally drains to the back of the site. The back of this site is bordered by the S.P. Railroad tracks.

The hours of operation are projected to be:

Monday- Friday	8 a.m. to 6 p.m.
Saturday	8 a.m. to 6 p.m.
Sunday	10 a.m. to 5 p.m.

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On site employment is expected to be 2 people.

Signage plans are to have existing signs located on the site plan to be re-signed to state our business name.

The nature of this business is one that would allow us to establish this business nearly immediately. The furnishing of the offices is quick and the model homes can be brought in within a week.

Bill C.



August 22, 1994

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

Dear Property Owner:

The Grand Junction City Council has accepted a petition requesting an Improvement District to install sanitary sewer facilities along Highway 6 & 50 between 24½ Road and 25¼ Road. The petition was signed by 69% of the property owners located in the proposed district boundaries.

A public hearing to consider comments for or against the proposed improvements will be held on September 21, 1994 at 7:30pm in the City-County Auditorium at 5th Street & Rood Avenue in Grand Junction. Additional information about the proposed district may be found in the enclosed Notice, which describes the affected real estate, the types of improvements being requested, and how assessments would be computed and levied.

Assessments would not be levied until completion of the project and final passage of an assessing ordinance. Two public hearings, for which you would receive advance written notice, must be conducted before the assessments would be levied. Assessments may either be paid in full within 30 days after the assessing ordinance has passed, or in ten annual installments. If the installment method is selected, a one-time charge of 6% for costs of collection and other incidentals would be added to the assessment and become the principal amount upon which simple interest will accrue at the rate of 8% per annum.

If the City Council elects to create the proposed district, the approximate project schedule would be as follows:

October 1 through November 30, 1994	Field Survey & Engineering Design
March 1 through June 30, 1995	Construction
August 1 through October 12, 1995	Public Hearings for Assessments
October 13 through November 17	Assessments may be paid in full

Please remember these are only estimated dates. You would be notified of more specific timelines following completion of the engineering design.

When reviewing the dates listed above, you will notice a 3 month gap between the estimated date for completing the engineering work and the beginning of construction. This is because a majority of the work will require the removal of asphalt, which may be replaced only during warm weather when the asphalt batch plants are operating.

Highway 6&50 Sewer ID

August 22, 1994

Page 2

A map depicting the boundaries of the proposed district and the assessments that would be levied against the benefitting properties, together with all formal proceedings of the City Council, may be inspected in the office of the City Clerk during regular business hours.

If you have questions about the petition, the improvement district process or the proposed assessments, please contact Tim Woodmansee, City Property Agent, at (303) 244-1565. If you have questions specifically related to the engineering of the proposed project, please contact Bill Cheney, City Utilities Engineer, at (303) 244-1590.

Sincerely,

Tim Woodmansee

Tim Woodmansee
City Property Agent

Enclosure.

REVIEW COMMENTS

Page 1 of 2

FILE # 140-94

TITLE HEADING: Site Plan Review
Mobile Home Sales

LOCATION: 2465 Hwy 6 & 50

PETITIONER: Bill Butler

PETITIONER'S ADDRESS/TELEPHONE: 112 Belle Terrace
Bakersfield, CA 93307
805-633-9051

PETITIONER'S REPRESENTATIVE: Bill Butler

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 POLICE DEPARTMENT
Dave Stassen

8/29/94
244-3587

My only concerns about this use are the impact on traffic when mobile homes are entering or leaving the property. Also, for security reasons, it would be beneficial to the property owner to ensure there are adequate lights on the lot to deter unwanted persons and to ease the ability of police to see between the parked homes.

CITY UTILITY ENGINEER
Bill Cheney

8/25/94
244-1590

The property is in excess of 400' from a public sewer line, however, connection to sewer is required unless petitioner can demonstrate that the septic system is functioning properly. If connection is not made, petitioner will be required to escrow funds for future sewer line installation. Total area is 140,699 sq.ft. at \$0.07127276/ft.sq. = \$10,027.99. If an "Improvement District" is formed, the payment can be made through the District if so desired.

CITY FIRE DEPARTMENT
Hank Masterson

8/29/94
244-1414

Petitioner must provide 20' wide Fire Department access roads on lots 3 & 4 so that all portions of exterior walls of display homes are within 150' of fire apparatus access as measured by an approved route around the exterior of the homes.

The existing hydrants shown on the site plan should be adequate.
If Mr. Butler has any questions about acceptable Fire Department access roads and routes, have him call me.

CITY DEVELOPMENT ENGINEER
Jody Kliska

8/29/94
244-1591

Need to provide one handicap parking space for every 25 parking spaces in accordance with the city standard for size, striping, sign.

Please provide information on the number of employees and anticipated traffic which will be generated by customers, trucks, deliveries, so a transportation capacity payment can be calculated.

Please show the existing property lines. It is difficult to tell from the drawing what is being moved.

We will be looking at this area for a ~~frontage road~~ to Patterson in the very near future and will be looking for dedication of right-of-way once the ~~street plan is approved~~.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

8/29/94
244-1437

A review packet has been sent to the Colorado Department of Transportation for their comment. A new access permit may be required.

How will circulation work to move units onto display lot?

Moving tree planters to the front of the lot is a good idea--this and other landscaping is encouraged.

Parking is sufficient.

All signage must conform with the City Zoning and Development Code. Sign permits are required for all signs and must be obtained by a licensed sign contractor through the Community Development Department.

Capital Housing
2405 Hwy 6-50
Grand Junction Co.

303-256-1604

City Police Dept:

(A) The Entrance To Capital Housing is over 45' ft. wide. The Transporter will NOT Have To Stop To Enter The Lot so Traffic will NOT be Held up more than average.

(B) The Lot is Fully lite with lights & will be on at night when Product is on lot.

City Utility Engineer:

*Septic will comply! Sewer Antisipation fee
Please see Attached Form from city Property
Agent: Bill Cheney said He will consult with
you if need.

City Fire Department

Have Talk To Hank Masterson and Have complied
To access.

City Development Engineer

Nonrecap Park is being complied with.

Number of Employees - (2)

Salesmen Independent Contractors - 6

Truck - 6 wk

autos - 80 mo.

Community Development Dept.

Entrance is over 45' wide. Widest unit is only 16'
wide. will not obstruct Traffic.

will comply with all sign Requirements.

CITY OF GRAND JUNCTION

DEPARTMENT OF PUBLIC WORKS & UTILITIES

ENGINEERING DIVISION

PROJECT #140-94 MOBILE HOME SALES

SUBJECT TCP

DATE 8-30-94 BY JKK FILE NO. SHEET OF

No ITE LAND USE INFO. AVAILABLE,
OWNER PROVIDED THE FOLLOWING INFORMATION:

- 4 SALES PEOPLE
- 2 EMPLOYEES
- 2-4 TRUCKS TWICE A WEEK
- 120 CUSTOMERS / WEEK 60% OF TOTAL ON WEEKEND

LAND USE 75 - SINGLE TENANT OFFICE BUILDING - TRIP RATE 3.55/EMPLO.

$$6 \times 3.55 = 21.3 \text{ TRIPS/DAY}$$

PLUS

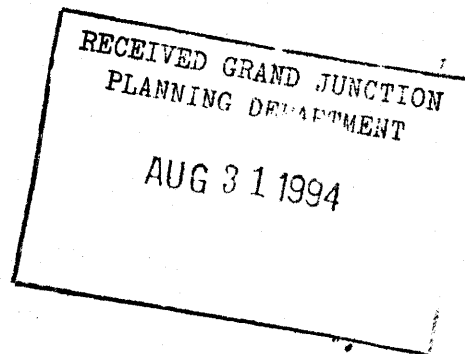
$$120(.40)/5 = 9.6 \text{ CUSTOMERS/DAY} \quad 2.6$$

$$4 \text{ TRUCKS} \times 2/5 = 1.6 \text{ TRUCKS/DAY}$$

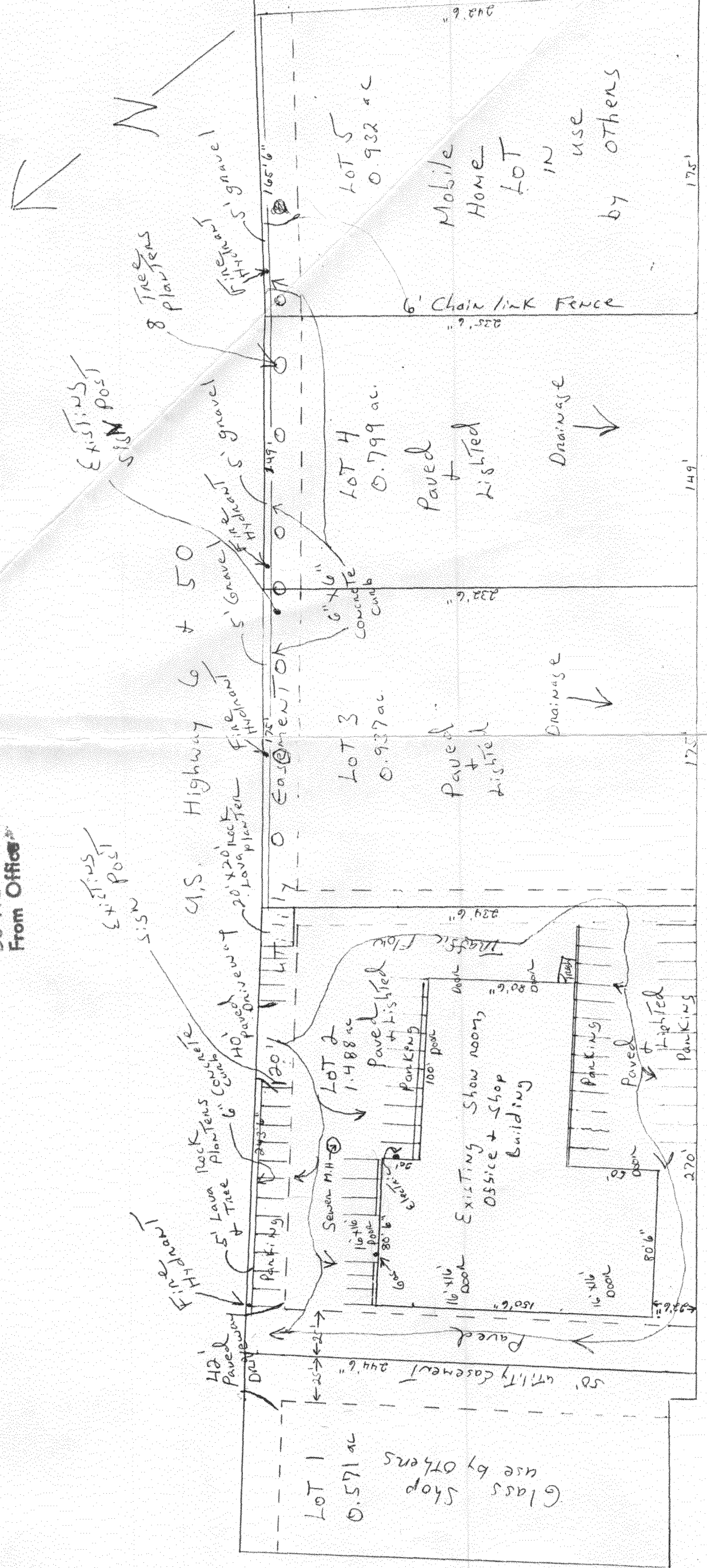
TOTAL ^{AVE} WEEKDAY TRIPS:	21.3	21.3
	9.6	30.9
	1.6	32.5
	<hr/>	<hr/>
	32.5	26.3

$$TCP = \$500 \times \frac{32.5}{10} \times \frac{4}{6} \times 1 = \$1625.00$$

\$1,315.00 PD-
rect #1581



140 9
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① All parking mark with yellow paint to allow 58 10'x20' space. Paint is old & faded.

② Entire surface is B.C paved.

③ This project uses only lots 2, 3, & 4

6" X 6" concrete curb entire length of lots 2-3 & 4 on this & north 1/4's

2465 US 6 + 50

SCALE: 1" = 60'	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
		DRAWING NUMBER: