

SUBMITTAL CHECKLIST Copy

SITE PLAN REVIEW

Location: 908/910 N. 1st

Project Name: Used Car 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'D	
		<input checked="" type="checkbox"/> Application Fee \$100	VII-1	1																				
<input checked="" type="checkbox"/> Submittal Checklist*	VII-3	1																						
<input checked="" type="checkbox"/> 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	
<input checked="" type="checkbox"/> Planning Clearance*	VII-3	1																						
<input checked="" type="checkbox"/> 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	
<input checked="" type="checkbox"/> Evidence of Title CDOT	VII-2	1		1			1																	
<input type="checkbox"/> Appraisal of Raw Land	VII-1	1		1	1																			
<input type="checkbox"/> Deeds	VII-1	1		1			1																	
<input type="checkbox"/> Easements	VII-2	1	1	1	1			1																
<input type="checkbox"/> Avigation Easement	VII-1	1		1			1																	
<input type="checkbox"/> ROW	VII-3	1	1	1	1			1																
<input type="checkbox"/> Improvements Agreement/Guarantee	VII-2	1	1	1				1																
<input type="checkbox"/> CDOT Access Permit	VII-3	1	1																					
<input type="checkbox"/> Industrial Pretreatment Sign-off	VII-4	1	1																					
<input checked="" type="checkbox"/> 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	
<input type="checkbox"/> Elevation Drawing	IX-13	1	1																					
<input checked="" type="checkbox"/> 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	
<input type="checkbox"/> 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	
<input type="checkbox"/> Grading and Drainage Plan	IX-16	1	2									1										1		
<input type="checkbox"/> Storm Drainage Plan and Profile	IX-30	1	2														1	1						
<input type="checkbox"/> Water and Sewer Plan and Profile	IX-34	1	2	1		1											1	1						
<input type="checkbox"/> Roadway Plan and Profile	IX-28	1	2																					
<input type="checkbox"/> Road Cross-Sections	IX-27	1	2																					
<input type="checkbox"/> Detail Sheet	IX-12	1	2																					
<input checked="" type="checkbox"/> Landscape Plan	IX-20	2	1	1																				
<input type="checkbox"/> Geotechnical Report	X-8	1	1																					
<input type="checkbox"/> Final Drainage Report	X-5.6	1	2									1												
<input type="checkbox"/> Stormwater Management Plan	X-14	1	2									1												
<input type="checkbox"/> Phase I and II Environmental Report	X-10,11	1	1																					
<input type="checkbox"/> 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.





REVIEW COMMENTS

Page 1 of 2

FILE #157-94

TITLE HEADING: Site Plan Review

LOCATION: 908/910 North 1st

PETITIONER: Bill R. Clevenger

PETITIONER'S ADDRESS/TELEPHONE: 532 Grand Valley Drive
Grand Junction, CO 81504
434-0711

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

9/20/94
244-1590

No comment.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

9/19/94
244-1414

Access and existing hydrants are adequate for this proposal.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

9/22/94
244-1437

PARKING - Need to show actual layout of employee and display spaces. Requirement for entire building (both uses):

Retail sales 796 s.f./200 = 4 spaces
Auto Sales 3250 s.f. x 10% = 325 s.f. = 1 space
TOTAL REQUIRED PARKING = 5 spaces

Spaces on alley are unacceptable - they do not appear long enough?

LANDSCAPING - Total landscaping requirement on site is 420 s.f. Need more detailed plan showing number and size of plants, groundcover and curbing.

OTHER - Power of Attorney for alley improvements is required (see form attached).

CITY DEVELOPMENT ENGINEER

9/22/94

Jody Kliska

244-1591

-
1. The Transportation Capacity Payment is \$1,202.00
 2. The driveway is not wide enough for two-way traffic. It needs to be a one-way drive and signed. The layout of the site needs to be shown.
 3. Permit from City Engineering is required for driveway construction. Work must be done by a qualified concrete contractor.
 4. Alley Power of Attorney for future alley improvements is required.

GRAND JUNCTION POLICE DEPARTMENT

9/22/94

Dave Stassen

244-3587

1. I would suggest that lighting to the exterior of the building and the lot are be provided for increased ease of night time visibility.
2. What is the need for the curb cut onto Teller Avenue.
3. The overall concept provided no true problems for the Police Department.

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

PROJECT REPORT

- A-1- Location 908 & 910 N. 1st Street, Grand Junction, CO 81501
- A-3- 910 currently rented and used as vacuum cleaner store
908 to be used as office for Star Auto Sales
- C-2- N. 1st Street has multiple car lots and other retail businesses
- C-3- We have a corner lot - *Access Proposed on Both streets*
- C-4- Fire plug near our building
- C10- Two signs attached to building. Our sign company already has the permit
- D Add exterior door and two windows. Complete redecoration and landscaping in the next thirty days. Need to be completed by October 10, 1994!

COMMENTS

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

#157-94 NOTES

5/9/95 KKA

- No. CO. issued (never received one from Bldg Dept)
- Has put some landscaping in - haven't checked to see if it conforms to plan
- Business open 4-6 months

4' X 65' GRAVEL AREA WITH 6 SHRUBS AS SHOWN (X)

PARKING AREA
Employee & customers

- ①
- ②
- ③

Inventory

Inventory

Inventory

Inventory

Inventory

Inventory

Inventory

Inventory

Inventory

Sidewalk

New Green area

30 FT

Sidewalk

Building

Sidewalk

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

OCT 05 1994

Approved Plan GRASS +
LOW SHRUBS

Approved 10/7/94
KKA

LANDSCAPE PLAN CALLS FOR NEW LANDSCAPE AREAS TO IMPROVE THE APPEARANCE OF THE SITE AS SHOWN. FUTURE PLANS CALL FOR DEMOLITION OF EXISTING BUILDING REPLACING WITH A SMALLER BUILDING AND ADDING ADDITIONAL LANDSCAPING.

EXISTING Building

