

SUBMITTAL CH

SITE PLAN R

Location: 1612 Horizon Drive

FP

ITEMS

DESCRIPTION

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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 Blgh. Dept.
- Irrigation District

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 Blgh. Dept.	Irrigation District
<input type="checkbox"/> Application Fee #1110	VIII-11	1										
<input type="checkbox"/> Submittal Checklist	VIII-33	1										
<input type="checkbox"/> Review Agency Cover Sheet	VIII-33	1	1	11	11	1	1	1	11	11	11	11
<input type="checkbox"/> Planning Clearance	VIII-33	1										
<input type="checkbox"/> 11"x17" Reduction of Assessment Map	VIII-11	1	1	11	11	1	1	1	11	11	11	11
<input type="checkbox"/> Evidence of Title / Map Title	VIII-22	1						1				
<input type="checkbox"/> Appraisal of Raw Land <i>Ins</i>	VIII-11	1										
<input type="checkbox"/> Details	VIII-11	1										
<input type="checkbox"/> Easement	VIII-22	1	11	11	11							
<input type="checkbox"/> Avigation Easement	VIII-11	1										
<input type="checkbox"/> ROW	VIII-33	1	11	11	11							
<input type="checkbox"/> Improvement/Agreement/Guarantee	VIII-22	1	11	11								
<input type="checkbox"/> C/DOT Access Permit	VIII-33	1	11									
<input type="checkbox"/> Industrial Pretreatment Sign-off	VIII-41	1		11								
<input checked="" type="checkbox"/> General Project Report	XX-77	1	11	11	11	1	1	11	11	11	11	1
<input type="checkbox"/> Elevation Drawing	IX-1133	1	11									
<input checked="" type="checkbox"/> Site Plan	IX-229	2	22	11	11	1	1	11	11	11	11	1
<input type="checkbox"/> 11"x17" Reduction of Site Plan	IX-229					1	1	11	11	11	11	1
<input type="checkbox"/> Grading and Drainage Plan	IX-1166	1	22									
<input type="checkbox"/> Storm Drainage Plan and Profile	IX-300	1	22									
<input type="checkbox"/> Water and Sewer Plan and Profile	IX-344	11	22	11			11					
<input type="checkbox"/> Roadway Plan and Profile	IX-228	11	22									
<input type="checkbox"/> Road Cross-Sections	IX-227	11	22									
<input type="checkbox"/> Detail Sheet	IX-1122	11	22									
<input checked="" type="checkbox"/> Landscape Plan (see site plan)	IX-220	22	11	11								
<input type="checkbox"/> Geotechnical Report	XX-81	11	11								1	
<input type="checkbox"/> Final Drainage Report	XX-51.65	11	22									
<input type="checkbox"/> Stormwater Management Plan	XX-1.4	11	22									
<input type="checkbox"/> Phase I and II Environmental Report	XX-110.11	11	11									
<input type="checkbox"/> Traffic Impact Study	XX-115	11	22									
<input checked="" type="checkbox"/> Proposed Final Plan		11	11	11			11	11				11

NOTES: 1) As asterisk in the item description column indicates that a form is required for submittal items and distribution are indicated by filled in pre-application conferences. Additional items or copies may be submitted. 2) Each submitted item must be labeled, named, or otherwise identified.

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General Project Report

The proposal is to operate a Fuji therapy massage at 762 Horizon Drive, Grand Junction. Facilities will include a sauna, steam bath, men and women's showers (1 each), jacuzzi, massage booth and natural exercise equipment such as stationery bicycle, treadmill, stepmaster, etc. Emphasis is on individual training in exercise fitness.

The property is located on Horizon Drive next to the U.S. Forest Service building. According to the County Assessor, the parcel is 23,958 sq. ft. with a 4,000 sq. ft. building.

The property is zoned H0 and this is a permitted use. Uses in the area including restaurants, motels, offices, the visitor center, gas stations and other highway/airport-oriented facilities.

There are already 2 curb cuts into the paved parking on the property and it is easy to drive completely around the building to the street on the west. All utilities are in place. Neither Ute Water nor the city sewer office indicated to us any special items to consider on water or sewer.

The business is anticipated to operate 6 days a week from 10 a.m. until 10 p.m. with the owner its only employee. Another employee may be added in the future if the business so warrants. Between 5 and 10 customers per day may be anticipated.

The building was constructed for NCR which employed approximately 15-20 people there plus occasional customers dropping off equipment for repair or selecting new equipment. There is a heavy equipment lift presently at the rear of the building.

There is paved parking on 3 sides of the building with approximately 25 spaces (10x20 each). The building is landscaped with gravel and juniper bushes plus curbing and sidewalks.

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
A	Scale: 1" = 10', 20', 30', 40', or 50'		
B	Drawing size: 24" x 36" 11x17		
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 (See Comment 1)		
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		
R	Neatness and legibility		

SECTION VIII

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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.		
20	Space for signature approval by City Engineering with date and title.		
21	Space for signature of County Clerk and Recorder (when required)		

COMMENTS

- 1 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".
- 2 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. Also, add space for signature approval by Community Development with date and title.

REVIEW COMMENTS

Page 1 of 2

FILE # 168-94

TITLE HEADING: Site Plan Review - Health Club

LOCATION: 762 Horizon Drive

PETITIONER: Nan H. O'Reilly

PETITIONER'S ADDRESS/TELEPHONE: 3156 Lakeside Drive
Grand Junction, CO 81506
245-6380

PETITIONER'S REPRESENTATIVE: Nan H. O' Reilly

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 FIRE DEPARTMENT
Hank Masterson

10/13/94
244-1414

The Fire Department has no problems with this proposal.

UTE WATER
Gary Mathews

10/12/94
242-7491

No objections.

CITY UTILITY ENGINEER
Bill Cheney

10/10/94
244-1590

No Comments.

CITY DEVELOPMENT ENGINEER
Jody Kliska

10/10/94
244-1591

Traffic generation appears to be less than previous use - no Transportation Capacity Payment required.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

10/12/94
244-1656

This doesn't seem to be a change in use per the Uniform Building Code. However, a building permit is required for the work to be done. No other comments.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

10/14/94
244-1437

1. The tenant and/or owner are encouraged to replace gravel out front with grass and/or shrubs and groundcover.
2. If fees for Transportation Capacity Payment and Plant Investment fee are required, payment is due prior to issuance of a Planning Clearance for a Building Permit.

762

sidewalk

sign base

paved

6 pkg spaces

curb

rock street address: 763 sign

gravel

curb

paved

Forest Service parking lot

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bdg

10 parking spaces

paved

40'

bushes are low growing & fall juniper

gravel curb

curb

paved

10 parking spaces

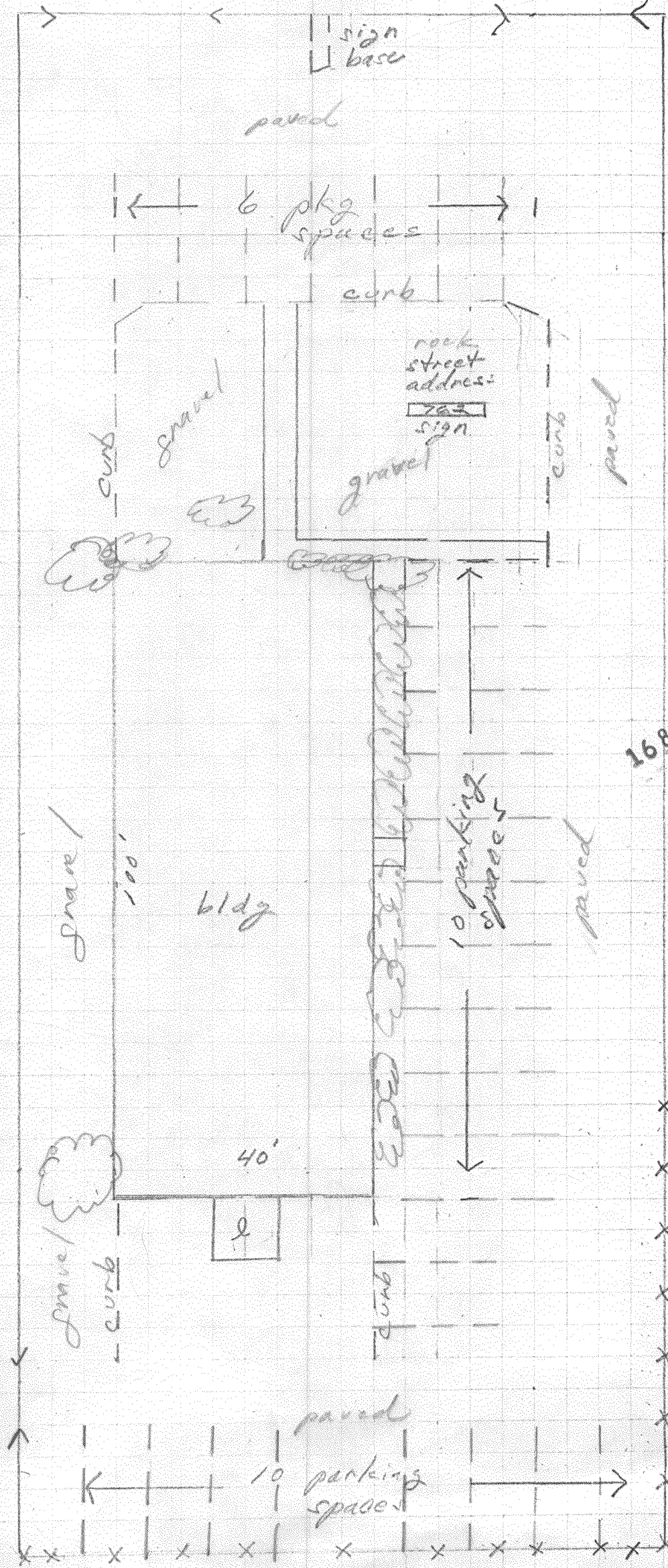
fence

1/2" = 10' scale

drawn by Linda Holton Guinness

street light

road



Adjoining
TIN. R.I.E.
2705-312-B

N 89° 50'

COMMERCIAL PARK

LOT 2 6 1/2 FOUR COMMERCIAL PARK
FIL. NO. 3

NW 1/4 CO. 31/4 NW 1/4
FOUR
NO.

LOT 2

80' DEEDED IN "BOOK 819 PAGE 524"
HORIZON DRIVE
80' DEDICATED IN GRAND
JUNCTION TECHNOLOGICAL CENTER
1939.73'

DRIVE

"PLAT BOOK II PAGE 6"

DEERS OFF

S 33° 146' 03" E

LOT 1

SITE

TECH.
REPLAT
GRAND

GRAND
JUNCTION TECH-
NOLOGICAL CENTER
SUBDIVISION

DEL
BLOCK 4

5
OF
SUBDIVISION

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168 9 1/4

MESA CO. CITY OF GR.

UNITED STATES GOVERNMENT HIGHLINE
CANAL

S 40° 10' E
44.40'

R-58747
Clt-S 50' 16' 10" E
161.40'

S 89° 52' E 974.03

Adjoining
TIN. R.I.E.
2705

SW 1/4
270