

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 / # employees
 - ⑩ Signage plans
- D. Development Schedule and Phasing

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Do NOT Remove
From Office

169 9/4

A- 1. - Located at 940 NORTH AVE.
 3. - To be Used as a Retail Framing Shop.

C- 2. - Primarily Retail Both East and West on North Ave.
 3. - Parking Directly to East of Building with Access from the South off of North Ave and North from Alley.
 9. - Hours of Operations will be 10:00 AM - 6:00 PM M-S with 1 Employee.
 10. - Matching Canvas Awning of 950, 954, 964 North Ave.

D. - Development to begin as soon as approval is granted.

COMMENTS

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

DRAWING STANDARDS CHECKLIST

SITE PLAN

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ITEM	GRAPHIC STANDARDS	OK	NA	
SECTION VIII	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	169	94
	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.		
20	Space for signature approval by City Engineering with date and title.		
21	Space for signature of County Clerk and Recorder (when required)		

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. Also, add space for signature approval by Community Development with date and title.

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.

- 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.

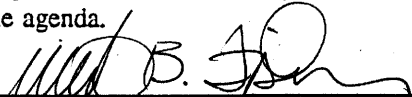
PRE-APPLICATION CONFERENCE

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)

REVIEW COMMENTS

Page 1 of 2

FILE # 169-94

TITLE HEADING: Site Plan Review - Frame Shop

LOCATION: 940 North Avenue

PETITIONER: Mike Fisher/DBA Budget Framers

PETITIONER'S ADDRESS/TELEPHONE: 940 North Ave.
Grand Junction, CO 81501
243-6712

PETITIONER'S REPRESENTATIVE: Mike Fisher

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 DEVELOPMENT ENGINEER
Jody Kliska

10/19/94
244-1591

The first parking space next to the building at North Avenue is too close to North Avenue. Vehicles backing out must back over the sidewalk and may overhang into the street. This space should be eliminated.

Power of attorney for future alley improvements is required.

Transportation Capacity Payment = \$191.18. See attached worksheet.

CITY UTILITY ENGINEER
Bill Cheney

10/11/94
244-1590

No comments.

CITY FIRE DEPARTMENT
Hank Masterson

10/13/94
244-1414

The Fire Department has no problems with this proposal.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

10/12/94
244-1656

If wood-working is done utilizing dust-producing machines, a dust collection system is required. A building permit is required for any remodel work to include plumbing, electrical, or mechanical. Please contact me regarding the specifics of the operation and scope of remodeling.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

10/19/94
244-1437

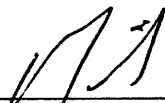
1. Sign at least 2 parking spaces for frame shop use -- now they all have signs for bike shop.
2. The signs for the business that are already up require a sign permit. A fee of \$100 will be assessed for signs put up without a permit.
3. A Power of Attorney for alley improvements must be executed by the property owner prior to issuing a building permit. (See form attached)

TO: Kristen Ashbeck
FROM: Mike Fisher
DATE: 10/20/94

Re; File #169-94 Site Plan Review for Budget Framer

- 1. City Development Engineer:**
 - A. Elimination of parking space has taken place by repainting over line.**
 - B. Power of attorney for future alley improvements will be signed by owner of property and returned.**
 - C. TCP payment is attached.**
- 2. Mesa County Building Department:**
 - A. A building permit will be applied for as soon as planning approval is granted.**
- 3. Community Development Department:**
 - A. Parking signs to include 'Budget Framer' have been ordered by the landlord. Until such time, landlord has executed agreement between the tenants of 940, 950, 954 & 964 North Avenue to share parking lot between 940 and 950 North Avenue equally. (See Attached)**
 - B. Canvas Products Company has been contacted and informed that a sign permit was required for the awning installation in which they were contracted for.**
 - C. See 1B above.**

IT IS AGREED TO BY THE FOLLOWING PARTIES THAT THE PARKING LOT BETWEEN 940 and 950 NORTH AVENUE SHALL BE USED BY THE CUSTOMERS ONLY OF 940, 950, 954 & 964 NORTH AVENUE.



Bryan Miick

THE BIKE SHOP

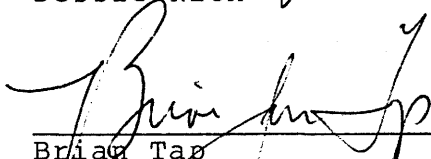
10-18-94
Date



Debbie Rich

WALLPAPERS PLUS

10-18-94
Date



Brian Tap

SIGNS FIRST

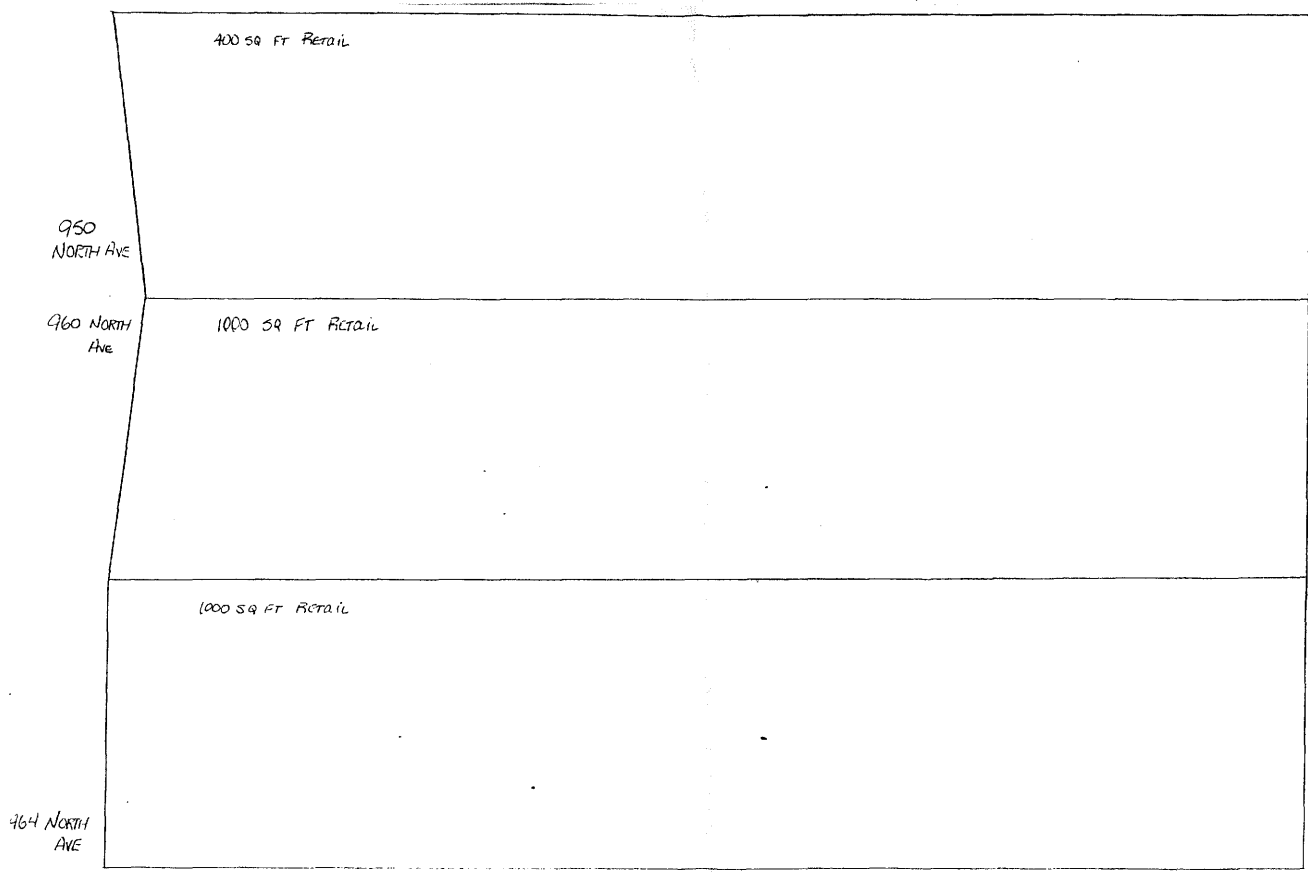
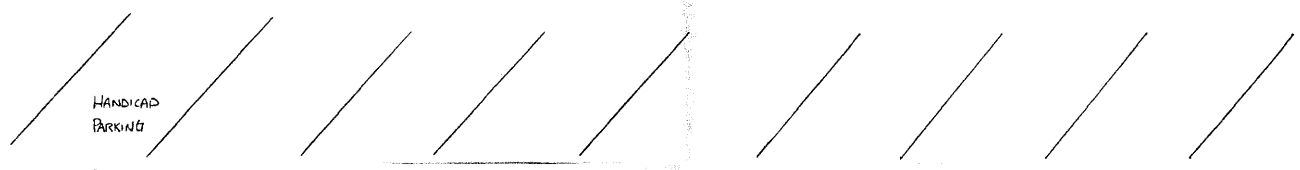
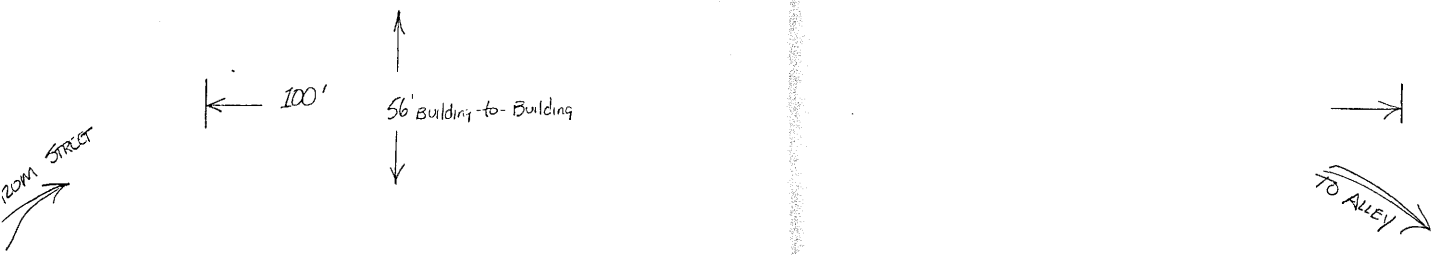
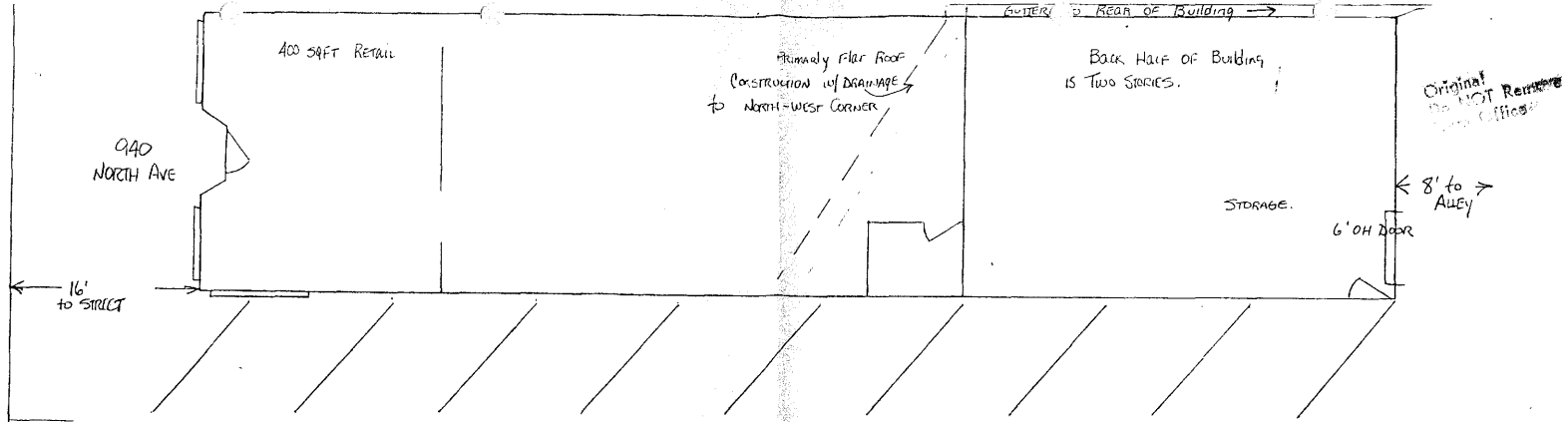
10-18-94
Date



Mike Fisher

BUDGET FRAMER

10/19/94
Date



SCALE: 1/8" = 1 FOOT