

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

175 94

Location: Original Do NOT Remove From Office

Project Name: Office / Warehouse Bldg.

ITEMS	DISTRIBUTION															TOTAL REQ'D									
DESCRIPTION	SSID REFERENCE																								
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Park & 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.		
● Application Fee \$100 + \$15/acre	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	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	1
● Evidence of Title	VII-2	1		1			1																		
○ Appraisal of Raw Land	VII-1	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																		
○ 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	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	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	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	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				

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: 10/12/94

Conference Attendance: B. Turner, M. Drollinger, J. Kliska

Proposal: Office / Warehouse Bldg.

Location:

Tax Parcel Number: 2701-320-02-005

Review Fee: \$100 + \$15/acre

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

Additional ROW required? -

Adjacent road improvements required? As per engineer

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? TCP as per engineer

Estimated Amount:

Revocable Permit required? -

State Highway Access Permit required? -

Applicable Plans, Policies and Guidelines Devel. Code

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.

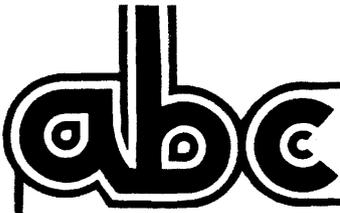
WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X

Signature(s) of Petitioner(s)

X

Signature(s) of Representative(s)



Alco Building Company, Inc.

175 94

GENERAL PROJECT REPORT
2310 INTERSTATE COMMERCIAL PARK

THE BUILDING AT 2310 INTERSTATE AVENUE IS GOING TO BE USED FOR OFFICE AND WAREHOUSE SPACE. ONE HALF OF THE BUILDING WILL BE OWNER OCCUPIED. THE OTHER HALF WILL BE LEASED. THE BUILDING WILL BE COMPATIBLE WITH PRESENT BUSINESSES LOCATED IN THE INTERSTATE COMMERCIAL PARK. THE ESTIMATED NUMBER OF EMPLOYEES ON THE OWNER OCCUPIED SIDE WILL BE THREE. THE NUMBER OF EMPLOYEES ON THE LEASE SIDE OF THE BUILDING WILL BE THREE OR FOUR TOTAL.

THANK YOU
ALCO BUILDING COMPANY
599 25 ROAD
GRAND JUNCTION, COLORADO
81502

REVIEW COMMENTS

Page 1 of 2

FILE #175-94

TITLE HEADING: Site Plan Review - Office/
Warehouse

LOCATION: 2310 Interstate Avenue

PETITIONER: Alco Building Company

PETITIONER'S ADDRESS/TELEPHONE: 599 25 Road
Grand Junction, CO 81505
242-1423

PETITIONER'S REPRESENTATIVE: Joe Krabacher

STAFF REPRESENTATIVE: Michael Drollinger

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 DEPARTMENT
Bob Lee

10/28/94
244-1656

Building location on the property appears to be in compliance with building code requirements. No other comments.

CITY UTILITY ENGINEER
Bill Cheney

10/31/94
244-1590

Water - Ute Water
Sewer - Plant Investment Fee (PIF) to be calculated on number of employees.-

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

11/4/94
244-1414

The existing hydrant locations are adequate if fire flow requirements for the proposed structure can be met. A fire flow survey will be completed by the Fire Department in order to determine required flows.

If storage in the warehouse areas exceeds 12' in height, special fire protection equipment will be required. This equipment can be either a sprinkler system or a smoke detection system with standpipes. If storage is less than 12' high, then no special equipment is required.

CITY DEVELOPMENT ENGINEER
Jody Kliska

11/2/94
244-1591

1. Drainage Fee - \$2,230.58.
2. Show extent of paving.
3. Driveways must be constructed in accordance with City standard drawing.
4. ← Transportation Capacity Payment - \$1,659.20
5. The parking aisle width is not wide enough where the planters are in front of the building.

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

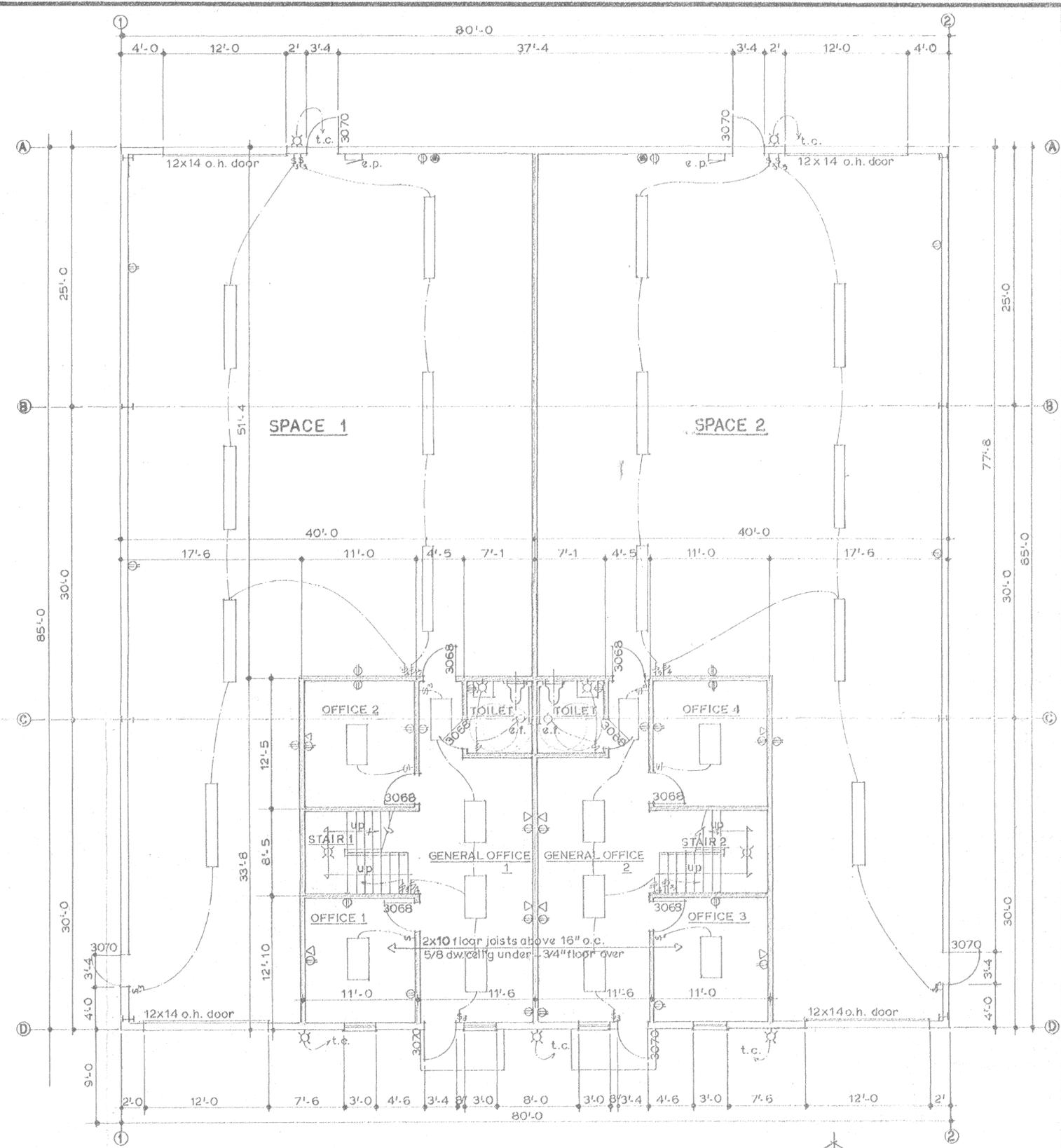
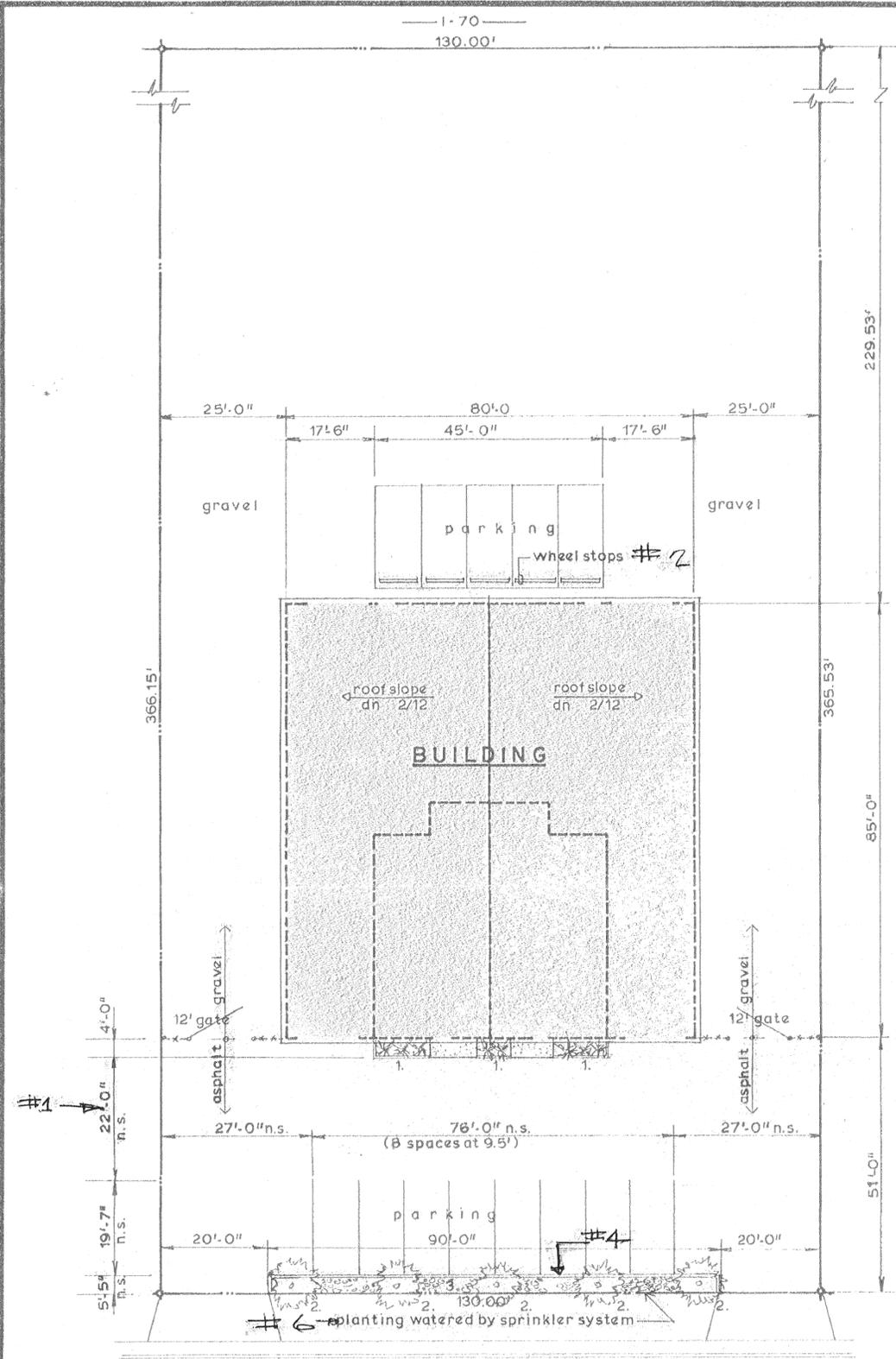
11/7/94
244-1439

OK
OK
OK
OK
OK
OK

1. The aisle width provided along the front of the building is only 22 ft. wide. City requirements call for a minimum 22 foot aisle width where parking spaces measure 9.5 ft. by 18.5 ft.
2. The parking spaces to the rear of the building shall be delineated with bumper blocks if a gravel surface is provided.
3. Landscaping along roadway does not meet the minimum prescribed by ordinance. Section 4-2-15 requires that a minimum of 75% of the first five feet along the street be landscaped. This calculates to 488 square feet whereas only 255 sq. ft. of landscaping is provided. The building and/or parking may need to be relocated further to the rear of the site to accommodate the required landscaping.
4. All landscaping should be protected by curbing. Landscape islands should be at least five feet deep; narrow islands are a maintenance problem. The proposed street frontage landscaping should be protected by bumper blocks if no overhang area in the landscaped island is proposed.
5. Rock ground covers (as proposed) absorb heat and may decrease plant survival rates. The petitioner should consider an alternative ground cover.
6. Section 5-4-15.D of the Code requires an underground, pressurized irrigation system for all landscaped areas. This should be noted on the plans.

NOTE TO PETITIONER:

City Ordinance No. 2772, which was adopted by City Council on October 19, 1994 and will be effective on November 20, 1994, requires that all vehicular traffic areas must be paved (NO GRAVEL). Petitioner will be required to comply with this ordinance if a Planning Clearance for this project is issued on or after the effective date of this ordinance.



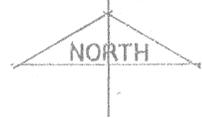
Revised

PLOT PLAN 1" = 20'-0"

LOT 5
BLOCK 1
INTERSTATE COMMERCIAL PARK

plants:
1. pfitzer - 3 gal.
2. elm - 1 1/2 at 6"
3. tan bark on wood chip
required area: 130 x 0.75 x 5 = 487.5 sq. ft. #3
area shown: 90 x 5.417 = 487.5 s. f.

FLOOR PLAN 1/8" = 1'-0"



*45 x 34 = 1530 sq ft
office area
6 spaces
10 spaces*

WALID BUILDING
LOT 5, BLOCK 1
INTERSTATE COMMERCIAL PARK
GRAND JUNCTION, COLORADO
ALCO BUILDING CO. 242-1423

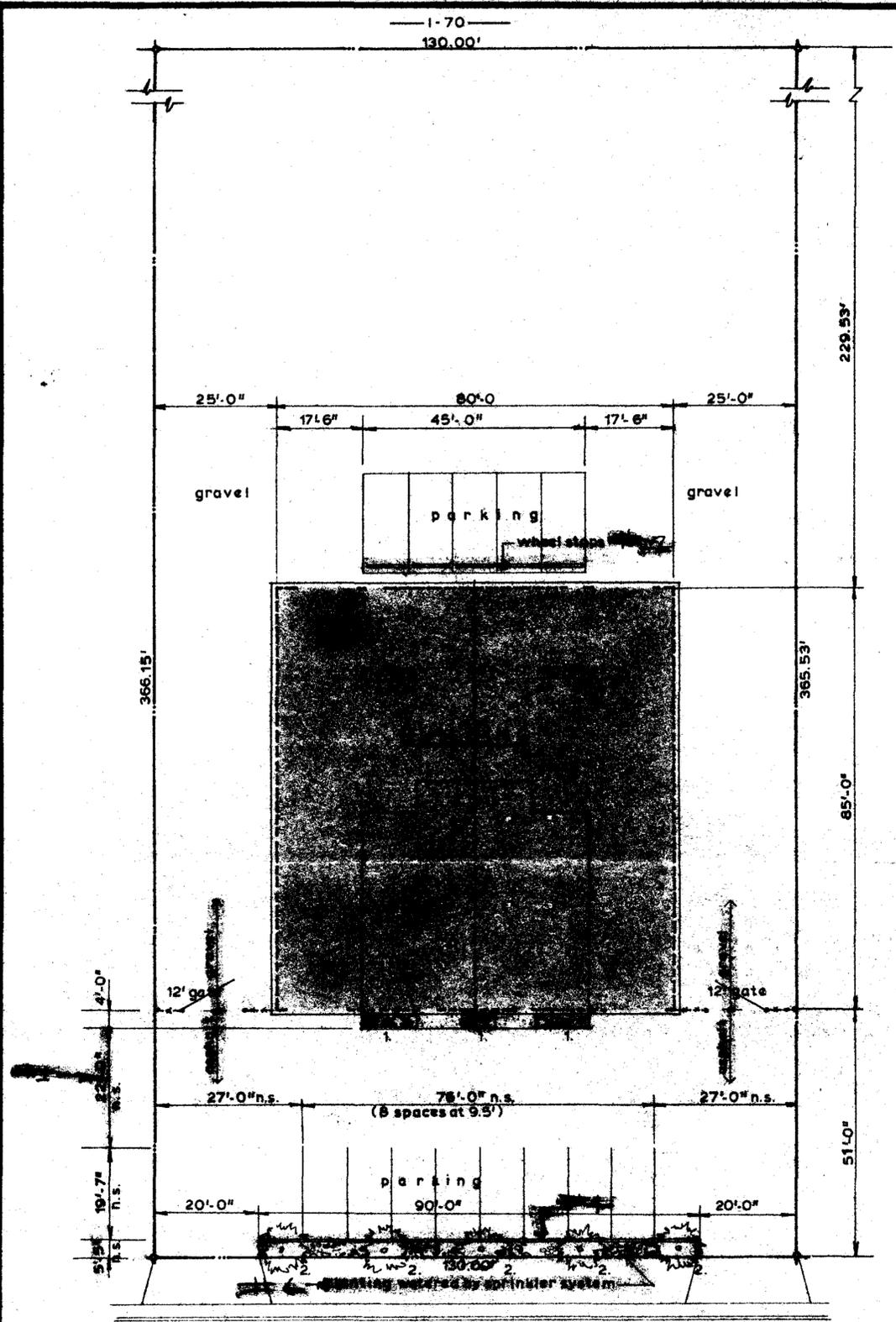
SHEET

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OF 2

DATE: 9/29/94 DRN: CHKD:

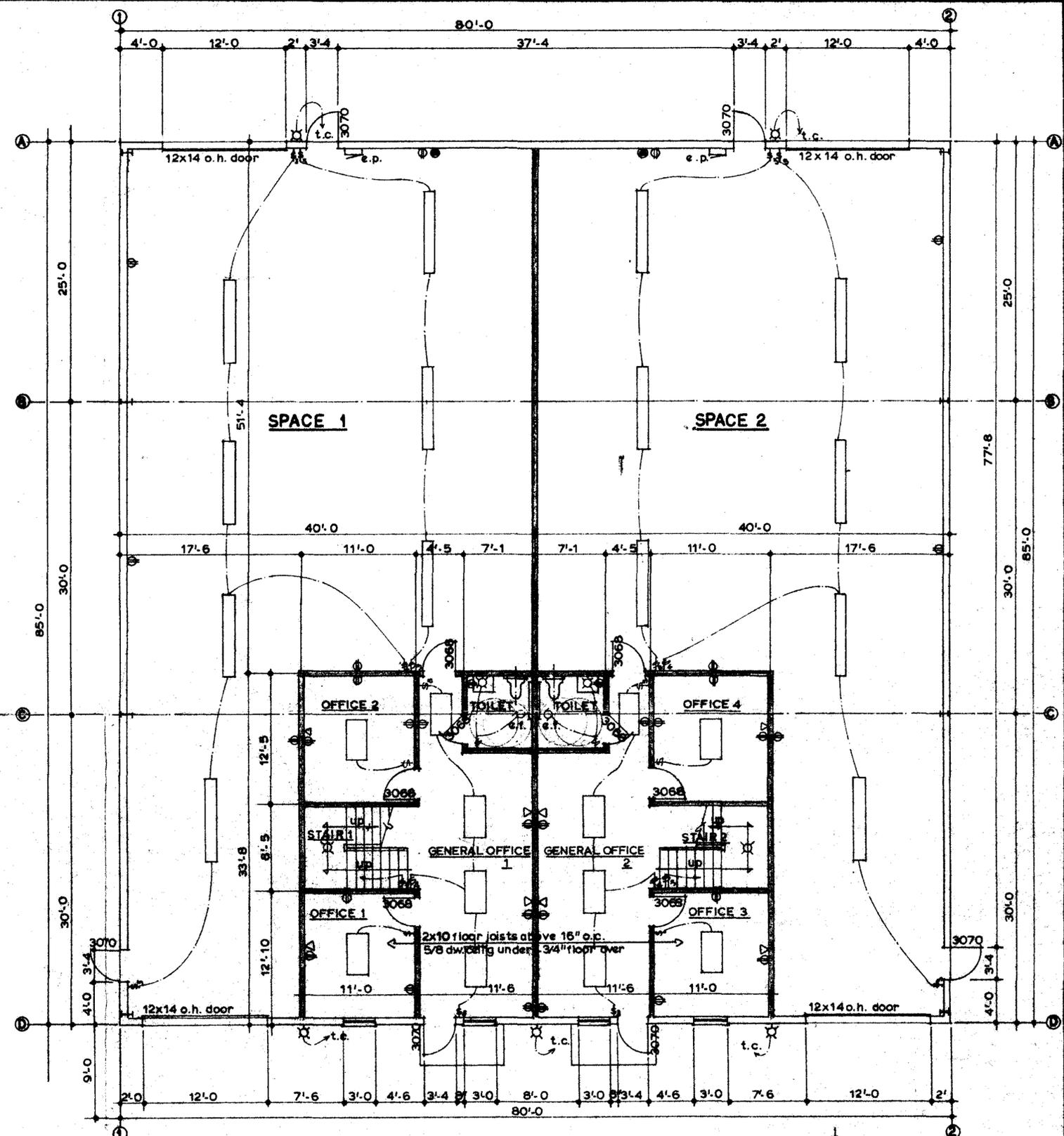
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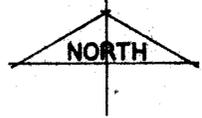
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SHEET
1
OF 2

DATE: 9/29/94 DRN: CHKD:

1094-0175