



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 35 x 35 addition

Project Name: 2583 Hwy 6 & TD

ITEMS	DISTRIBUTION															TOTAL REQD.								
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	GVRRP	CDOT	Corps of Engineers	Walker Field	City Police Dept.		
● 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	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
● Evidence of Title	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																	
○ CDOT Access Permit	VII-3	1	1																					
○ Industrial Pretreatment Sign-off	VII-4	1	1																					
● General Project Report (narrative)	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
○ Elevation Drawing	IX-13	1	1																					
● Site Plan	X-29	2	2	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
○ 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									1												
○ 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: 1 Nov 1994  
Conference Attendance: Bill Dunn Tom Dixon  
Proposal: 35' x 35' addition  
Location: 2583 Hwy 6 # 50

Tax Parcel Number: \_\_\_\_\_  
Review Fee: \$110

(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)

**Francis  
Constructors,  
Inc.**

P.O. Box 1767 Grand Junction, Colorado 81502-1767 (303) 434-9093  
FAX (303) 434-7583

November 1, 1994

181 94

Original  
Do NOT Remove  
From Office

To: City of Grand Junction  
Community Development

Project Name: Sport Center

Subject: General Project Report Narrative

The owner of the SPORT CENTER of Grand Junction wishes to add a 33' x 35' storage addition to the west side of the existing retail building. Construction will consist of a slab-on-grade, 8" CMU (block) walls, wood truss roof, mechanically fastened 45 mil EPDM membrane roof, and metal fascia to match existing building. There will be a 10' x 10' overhead door and a 4<sup>0</sup> 6<sup>8</sup> walk-thru door on the north side. No electrical or plumbing are included in this addition. This building will be used only for storage of R.V. units, trailers, etc. There will be no access to this area from the existing building.

This addition will not affect or increase the use of the existing business, other than moving the items inside that are presently stored on the exterior of the building. The existing parking and access will not be affected.

The area on the west side of the existing building slopes to the highway drainage swale and on to the south where a culvert carries drain water under the highway.

Existing landscaping consists of some trees on the south-east corner of the building, lawn on the east side, and several shrubs on the north side.

No additional landscaping is anticipated.

William J. Dunn  
Francis Constructors, Inc.

# REVIEW COMMENTS

Page 1 of

**FILE # 181-94**

**TITLE HEADING:** Site Plan Review - Sport  
Center Storage

**LOCATION:** 2583 Highway 6 & 50

**PETITIONER:** Francis Constructors

**PETITIONER'S ADDRESS/TELEPHONE:** P.O. Box 1767  
Grand Junction, CO 81502  
434-9093

**PETITIONER'S REPRESENTATIVE:** Bill Dunn

**STAFF REPRESENTATIVE:** Tom Dixon

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**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.

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**GRAND JUNCTION FIRE DEPARTMENT**  
**Hank Masterson**

**11/2/94**  
**244-1414**

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The Fire Department has no problems with this proposal.

**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**11/2/94**  
**244-1656**

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No comments.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**11/4/94**  
**244-1591**

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No comment.

**CITY PARKS & RECREATION DEPARTMENT**  
**Don Hobbs**

**11/4/94**  
**244-1542**

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We assume no fees are required for this action.



STAFF REVIEW

FILE: #181-94

DATE: November 10, 1994

STAFF: Tom Dixon

REQUEST: Commercial building addition of approximately 35- x 35-feet (1,225 square feet)

LOCATION: 2583 Highway 6 & 50

APPLICANT: Bill Dunn

EXISTING LAND USE: Commercial

SURROUNDING LAND USE: Commercial

EXISTING ZONING: C-1

SURROUNDING ZONING:

NORTH: I-2

SOUTH: C-1

EAST: C-1

WEST: C-1

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

No such plans have been adopted in this part of the City.

STAFF ANALYSIS:

The proposal would add approximately 1,225 square feet of storage area to the west side of an existing commercial building. The area of building addition will be used for enclosed storage of motorcycles in the winter and snowmobiles in the summer. The proposed use is allowed in the C-1 zone and the building will come no closer than 17 feet from any property line. In the C-1 zone, there is no required side or rear yard setback.

The site presently has some 10 to 12 off-street parking spaces to serve the two existing buildings. The additional storage area will not add to the parking need.

STAFF RECOMMENDATION:

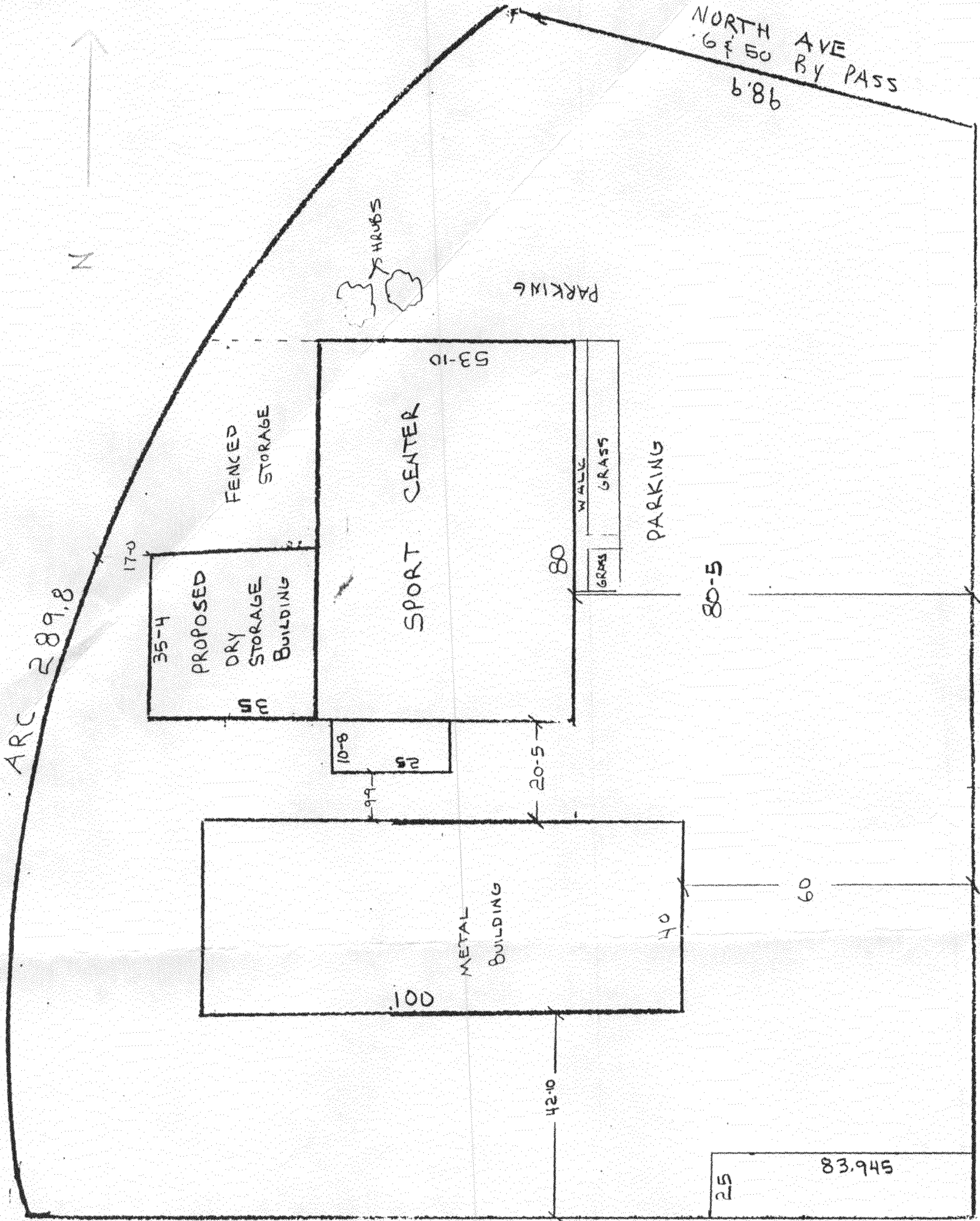
Approval of the proposed building addition subject to any conditions or comments from reviewing agencies.

HWY 650

ARC 289.8

N

NORTH AVE  
650 BY PASS  
6'86



ACCEPTED *Lorn Dixon 11-14-94*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Original  
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From Office

181 94

SITE PLAN FOR  
SPORT CENTER OF GRAND JUNCTION, COLO  
10-31-94