

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 1740 Winters Ave

Project Name: 25' x 85' bldg addition

ITEMS		DISTRIBUTION																				TOTAL REQ'D.		
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.	
● Application Fee <u>6110</u>	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	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
○ 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
○ 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									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: 17 Oct 1997
Conference Attendance: Steve McCallum Tom Dixon
Proposal: 25' x 35' bldg addition
Location: 1460 Winters Ave

Tax Parcel Number: 29-75-242 02-014
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.

- 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)

GENERAL PROJECT REPORT

Project Location: 1440 Winters Avenue
Grand Junction, CO 81501

Project Name: Industrial Equity, Ltd.
Building expansion

The project is a 1,530 square feet addition to the existing 13,000 square foot production facility, located on approximately 37,000 square foot lot.

The addition will be a storage room for product being shipped, and will be utilized by existing personnel.

This project is located within an industrial zone and is compatible with uses on all sides. The project will create little if any impact on existing services.

The hours of operation and existing signs will remain the same.

The project will be completed in a single phase from November 1, 1994 to January 1, 1995.

Original
Do NOT Remove
From Office

182 94

REVIEW COMMENTS

Page 1 of 2

FILE #182-94

TITLE HEADING: Site Plan Review - 15' x 185'
Addition for Industrial Equity

LOCATION: 1440 Winters Avenue

PETITIONER: Industrial Equity, Ltd.

PETITIONER'S ADDRESS/TELEPHONE: ATTN: Bob Erik
1015 N 7th Street
Grand Junction, CO 81501

PETITIONER'S REPRESENTATIVE: Steve McCallum - 243-4642

STAFF REPRESENTATIVE: Tom Dixon

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

11/3/94
244-1656

The majority of the addition appears to be machine room and not storage as stated on the Project Report. We need to determine the actual classification of the building to determine Building Code requirements. We will be working with the architect on this matter. No other comments at this point.

CITY UTILITY ENGINEER
Bill Cheney

11/4/94
244-1590

No comment.

CITY PARKS & RECREATION DEPARTMENT
Don Hobbs

11/4/94
244-1542

We assume no fees are required for open space.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

11/8/94
244-1414

The Fire Department has no requirements for this proposal.

CITY DEVELOPMENT ENGINEER

11/9/94

Jody Kliska

244-1591

1. Drainage Fee - \$575.54.
2. TCP - no additional trips generated, no fee.

COMMUNITY DEVELOPMENT DEPARTMENT

11/15/94

Tom Dixon

244-1447

See attached comments.

STAFF REVIEW

FILE: #182-94

DATE: November 15, 1994

STAFF: Tom Dixon

REQUEST: 18- by 85-foot (1,530 square feet) addition to an existing industrial building

LOCATION: 1440 Winters Avenue

APPLICANT: Steve McCallum

EXISTING LAND USE: Industrial

SURROUNDING LAND USE:

NORTH: Industrial
SOUTH: Undeveloped
EAST: Undeveloped
WEST: Industrial

EXISTING ZONING: I-2

SURROUNDING ZONING:

NORTH: I-2
SOUTH: I-2
EAST: PZ
WEST: I-2

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

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

STAFF ANALYSIS:

Luxury Wheels is proposing to make a 1,530-square-foot addition to the rear portion of a 14,000-square-foot existing industrial building. The proposed addition will allow Luxury Wheels to expand their operation of polishing automotive wheels for resale.

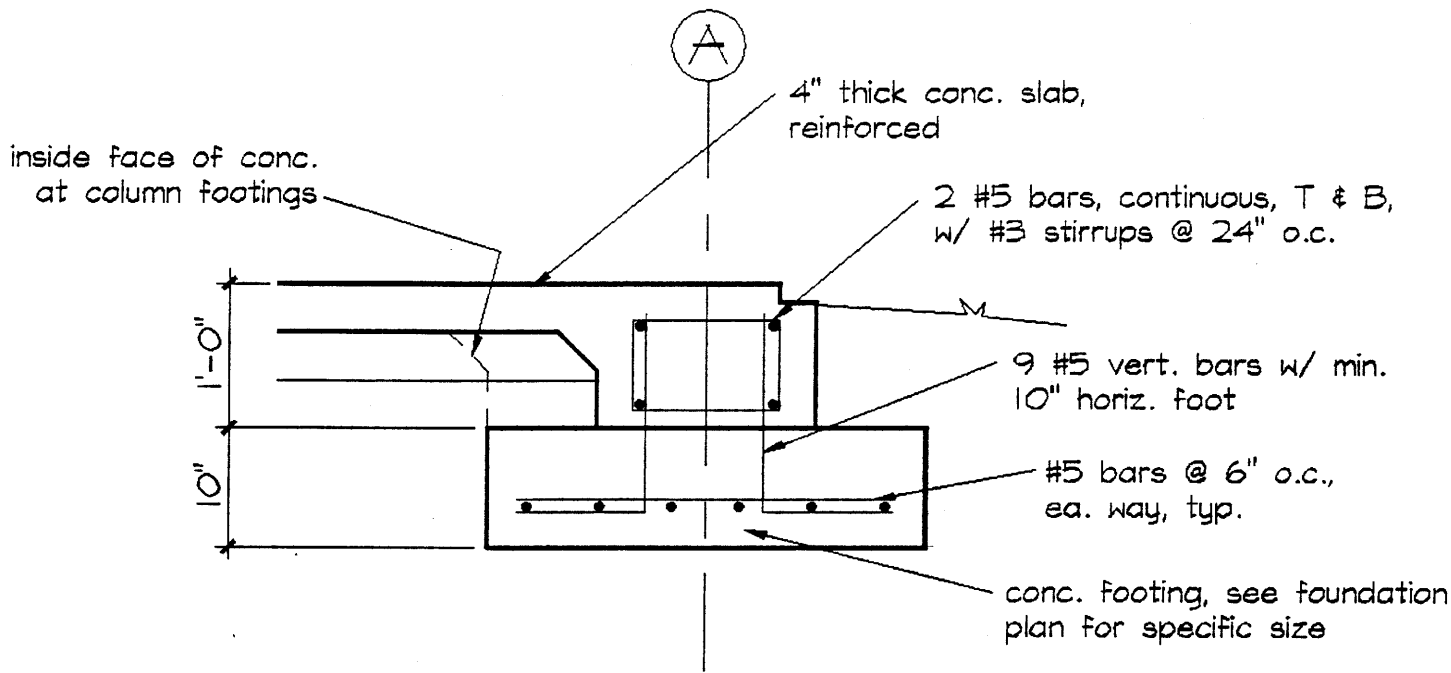
The proposed addition will extend to within five feet of the north property line where there is an existing industrial use on the abutting property. In the I-2 zone, there are no required side or rear yard setbacks.

The existing site has 24 off-street parking spaces in the front of the building along Winters Avenue. There is additional area available for parking for five or six spaces within a fenced

area accessed from 15th Street. Industrial uses require one space per each employee plus ten percent of total employee stalls for visitor parking. According to the petitioner's representative, 22 employees are at this industrial facility. The required number of off-street parking spaces is therefore 25. The existing site development can accommodate this amount of off-street parking.

STAFF RECOMMENDATION:

Approval of the 1,530-square-foot addition subject to any conditions or comments from reviewing agencies.



This Footing/Slab Edge Detail is an alternate design for the previous details (#1 & #2) on Sheet A1 of the drawings for Luxury Wheels, dated 11-14-94, and may be used at the Contractor's option.

INDUSTRIAL EQUITY, LTD.

LUXURY WHEELS

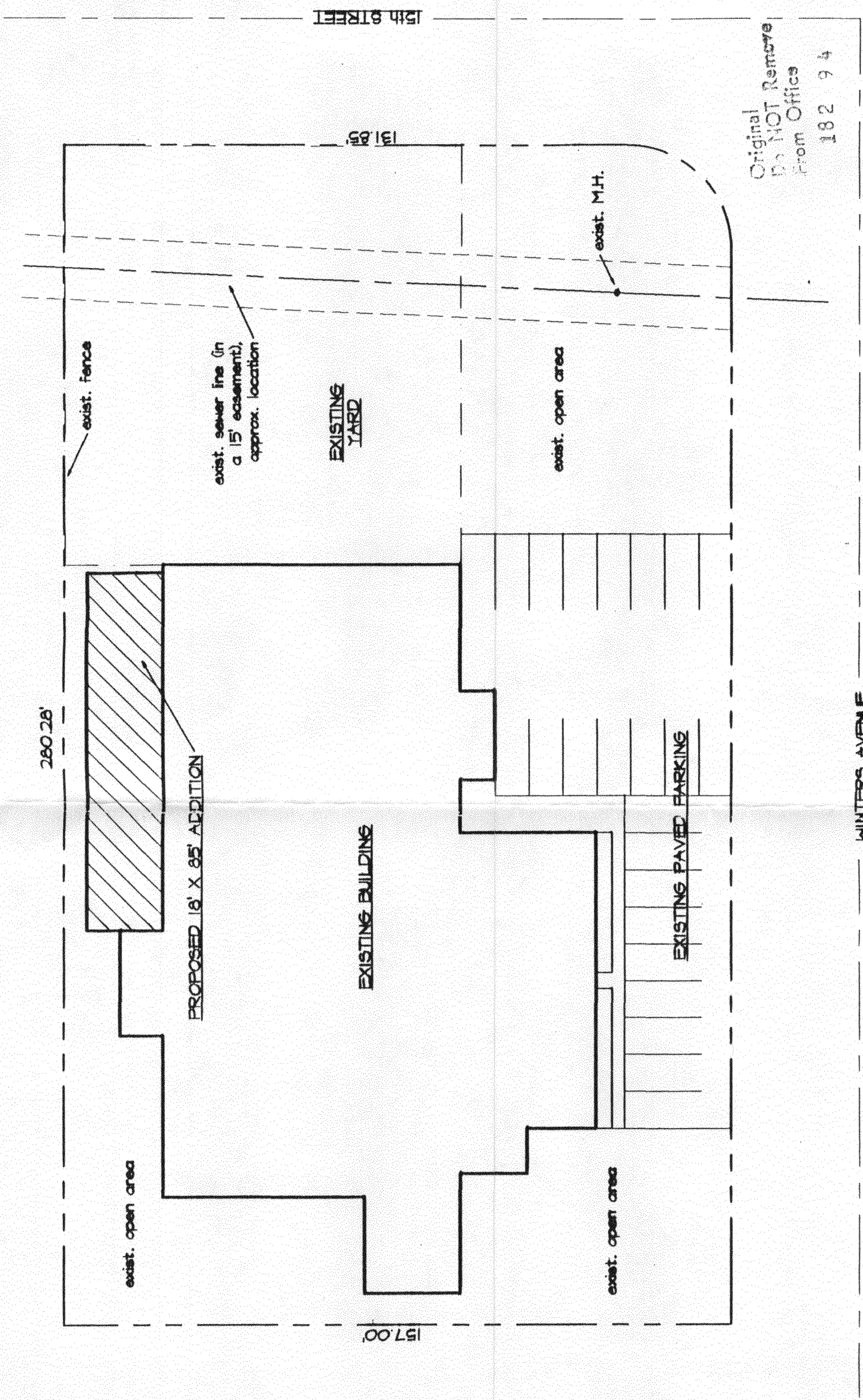
Grand Junction, Colorado

11-29-94

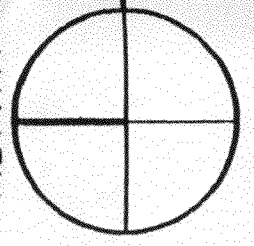


Gregory S. Robson
Architecture & Planning

Suite 26
2721 North 12th Street, Grand Junction, CO 81506
(303) 245-0294 fax: (303) 245-1726



NORTH



SITE PLAN

INDUSTRIAL COUNTY, LTD.
REDUCTION