

# Table of Contents

File 1994-0198

Name: Business Residence Carlson Memorial – Site Plan Review – 237 South Avenue

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
--	--	---

X	X	<b>Table of Contents</b>
		*Review Sheet Summary
		*Application form
X		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

**DOCUMENT DESCRIPTION:**

X		Quit Claim Deed with agreement – not conveyed to City – notarized, not recorded – 5/29/87		
X		Lease # 17233 betw. Denver Rio Grande Western Railroad Co. and Alfred O'Brien and Gussie O'Brien -		
X		Commitment for Title Ins. - First American Title Insurance Company		
X	X	Planning Clearance – issued 1/3/95 - **		
X	X	Floor Plan		
X	X	Site Plan		
X		Warranty Deed – notarized, not recorded –not conveyed to City – 4/1/85		
X		Deed of Trust – not conveyed to City – notarized 3/21/88		
X		Bill of Sale – 3/85		
X		Warranty Deed – Donald O'Brien and Gussie O'Brien to Donald, Lydia, Beatrice Carlson – 3/85		

# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 237 ~~SW~~ South Ave

Project Name: Business Residence - Carlson Memorial

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	Police Dept.	
● Application Fee \$115	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																			
○ 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			
● Floor Plan		1	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: 11-04-94
Conference Attendance: M Drollinger; K Carlson
Proposal: Business Residence - 237 South Ave
Location: 237 South Ave

Tax Parcel Number: 2945-143-46-001
Review Fee: \$115
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Related Files: -

Additional ROW 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: -

Adjacent Half street improvements/fees required? TCP - As per ENGINEER

Revocable Permit required? -

State Highway Access Permit required? -

Applicable Plans, Policies and Guidelines devel. code

Located in identified floodplain? FIRM panel # NO

Located in other geohazard area? NO

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? N/A

Avigation Easement required? N/A

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, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

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) Signature(s) of Representative(s)

# *Carlson Memorials*

Quality Engraved In Granite

237 South Avenue (East of Amtrak Train Depot) Grand Junction, CO 81501  
(303) 242-7264

## GENERAL PROJECT REPORT

We are the owner's of Carlson Memorials business and building at 237 South Ave. Carlson Memorials was established August 1st., 1976. For the last eighteen year's 237 South Ave. has been the home for the business.

The upstairs is over 3,500 square feet of very unique space. Our desire is to turn this great space into our city residence with our business.

We would like to start the remodeling at the first of the year. The estimated completion of the project would be five to six months.

Regards,

*Dan Carlson Kaye Carlson*  
Dan Carlson & Kaye Carlson 11/14/94

# REVIEW COMMENTS

Page 1 of 1

FILE #198-94

TITLE HEADING: Site Plan Review - Business  
Residence in I Zone

LOCATION: 237 South Avenue

PETITIONER: Raye & Dan Carlson

PETITIONER'S ADDRESS/TELEPHONE: 237 South Avenue  
Grand Junction, CO 81501  
242-2068

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

11/22/94

244-1656

We will need two (2) sets of architecturally stamped plans for our code review. Fire walls must be provided between business and residential use. All walls and members supporting the fire rated separation must be protected.

GRAND JUNCTION FIRE DEPARTMENT  
Hank Masterson

11/23/94

244-1414

The Fire Department has no problems with this proposal.

CITY DEVELOPMENT ENGINEER  
Jody Kliska

11/25/94

244-1591

Transportation Capacity Payment of \$500 is required.

CITY UTILITY ENGINEER  
Bill Cheney

11/28/94

244-1590

Water: No Comment.

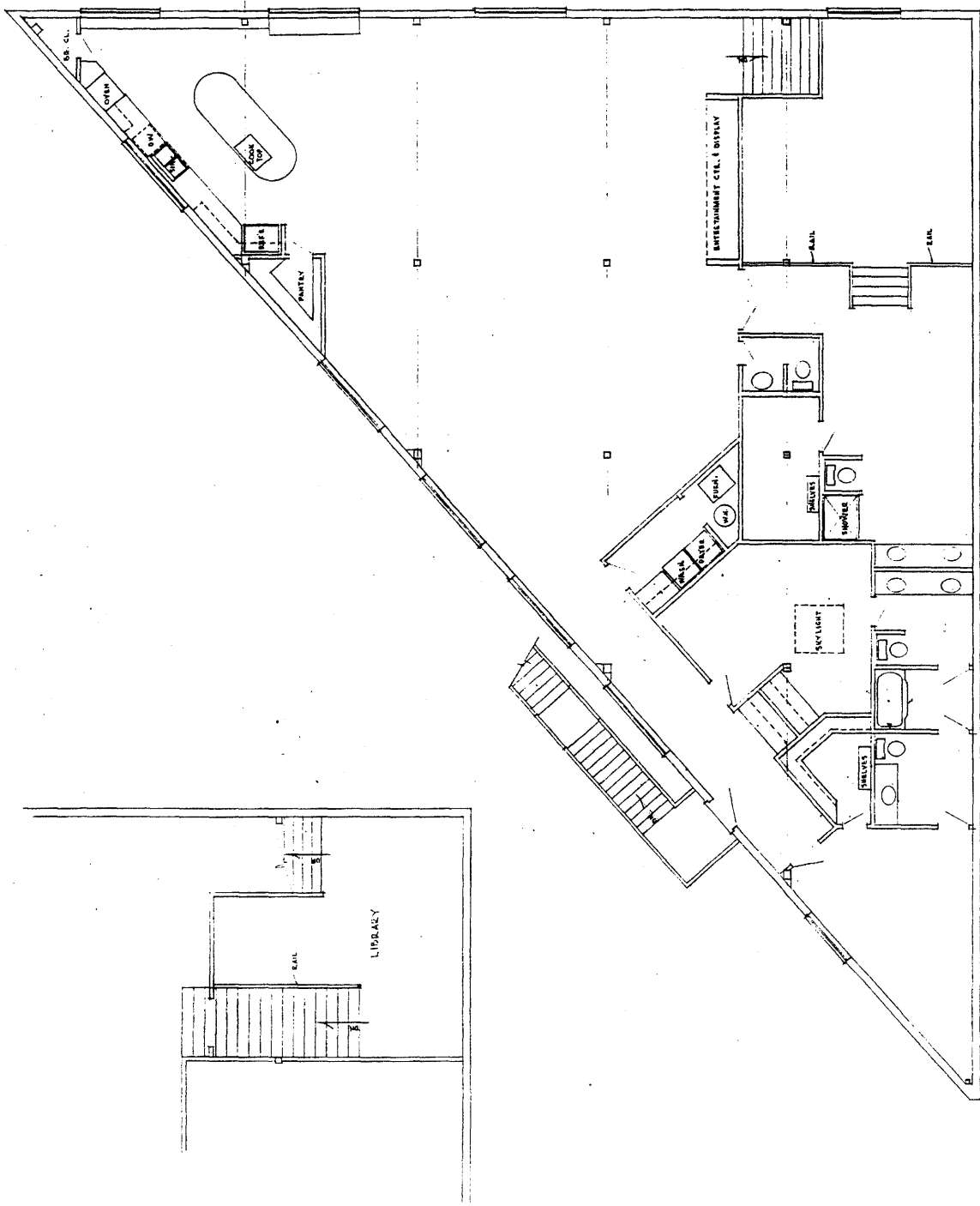
Sewer: A "Plant Investment Fee" of \$750 will be required prior to the issuance of a building permit if request is approved.

COMMUNITY DEVELOPMENT DEPARTMENT  
Michael Drollinger

11/29/94

244-1439

Petitioner needs to provide property line locations on the site plan along with location of parking for business residence.



Floor Plan

Site Plan for Residential Planning Clearance

Remodel up stairs of business for our residential home

Concrete

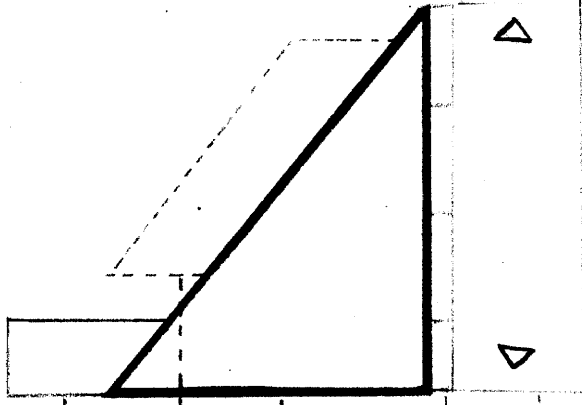
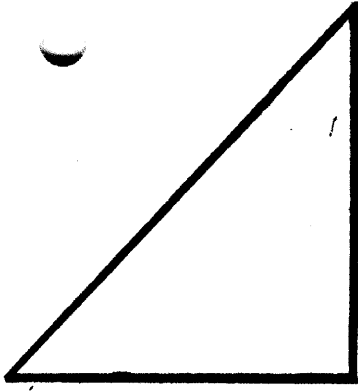
Attached Building

Carlson Memorials - on Main Floor  
237 South Ave.

Sidewalk

Paved Parking & Concrete Planters

D & R  
Ra. Road



South Ave Street

4<sup>th</sup> Street

3<sup>rd</sup> Street

5<sup>th</sup> Street

2<sup>nd</sup> Street