

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

208 94

Location: 537 N. 1st

Project Name: Beauty

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		Remove	Office	
● 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	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 / Title Ins Policy	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	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
○ 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 (on site 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: 11/23/94

Conference Attendance: V Ashbeck, ~~Ernie Guerrie~~, Ernie Guerrie

Proposal: _____

Location: 537 N. 1st

Tax Parcel Number: 2945-151-00-042

Review Fee: \$110

(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? _____

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
- 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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

General Project Report

Project Location: 537 N. 1st Street

Project Name: Beauty Salon

208 94

The commercial building located at 537 N. 1st Street has recently been purchased by Evelyn Steele & Carolyn Meyers. The intended use of this property is a beauty salon. Initially there will be two employees, Evelyn and Carolyn, and possibly a third employee at a future date.

There is parking for a minimum of 16 vehicles in the front, along the side, and in the back of the building. This should be more than enough parking for current and any future expansion. Access to this property is off of North 1st Street.

Anticipated hours of operation will be 8:00 a.m. through 6:00 p.m. 5 days per week.

No structural changes should be necessary to the existing building or site other than general cleanup and minor repairs. The owners are planning on doing cosmetic changes to the interior of the building to accommodate three beautician stations.

For further information, details, or comments please contact Ernest Guerrie at 243-3477 or 244-9637 pager.

Original
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City Office

REVIEW COMMENTS

Page 1 of 2

FILE # 208-94

TITLE HEADING: Site Plan Review -
Beauty Salon

LOCATION: 537 N. 1st Street

PETITIONER: Ernest Guerrie

PETITIONER'S ADDRESS/TELEPHONE: 1107 23 Road
Grand Junction, CO 81505
243-3477

PETITIONER'S REPRESENTATIVE: Ernest Guerrie

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 FIRE DEPARTMENT
Hank Masterson

12/06/94
244-1414

The Fire Department has no requirements for this proposal.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

12/05/94
244-1656

This is not a change in use per the Uniform Building Code. However, all interior work will require a building permit. Contact our office for more information.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/12/94
244-1591

The parking in the front of the building does not meet current City standards and is a potential safety concern. Backing into 1st Street will be prohibited as properties redevelop, such as this one. Perhaps some landscaping can be utilized to prohibit parking in front of the building.

Parking spaces in the rear #13 & #14 conflict and should be eliminated. It is impossible to get out of space #13 without intruding into space #14. Also, it will be difficult to exit space #12 without overlapping space #14.

No, As Per Max Relya 12-30-94

New sidewalks are required for this development. Because it is impractical for the petitioner to construct this short section, funds for future construction should be escrowed. The estimated cost at \$20 per lineal foot for this property is \$1,200.

DRAINAGE FEE \$341.34

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

12/12/94
244-1437

1. Parking requirement is 3 spaces per operator station. Floor plan shows 3 operator stations equals 9 parking spaces required.
2. Parking in front of building shall not be allowed. Revised plan to address this and concerns of Development Engineer.
3. All parking areas must be paved (asphalt).

Response to Review Comments

FILE #208-94

Location: 537 N. 1st Street

Petitioner: Ernest Guerrie

**Petitioner's Address/Telephone: 1107 23 Road
Grand Junction, CO 81505
243-3477 or 244-9637 (pager)**

Petitioner's Representative: Ernest Guerrie

Staff Representative: Kristen Ashbeck

Mesa County Building Department

Bob Lee will be contacted for all necessary building permits as soon as the issues of the sidewalks and parking have been resolved with the City Development Engineer.

City Development Engineer

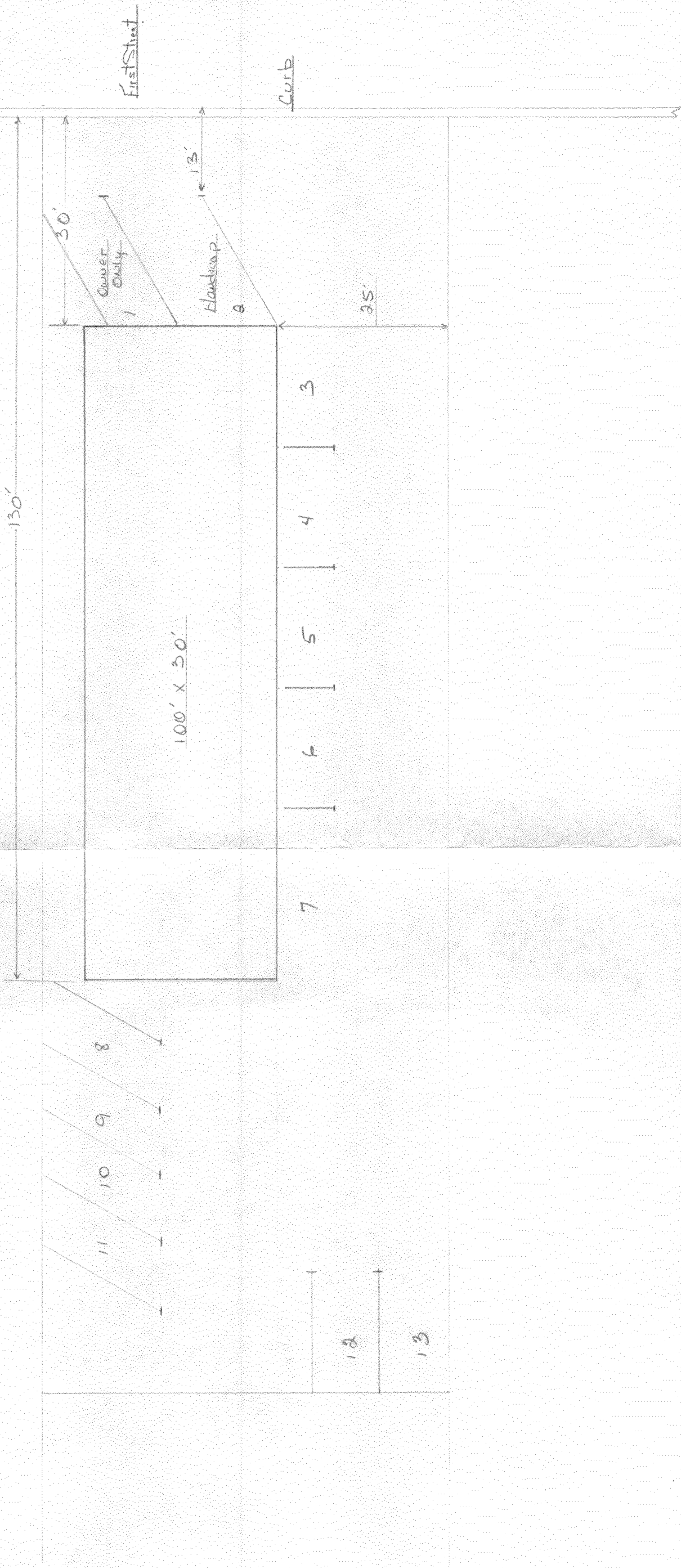
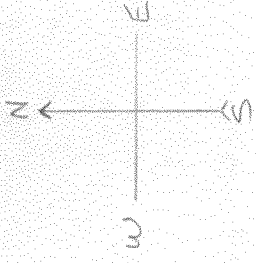
1. We feel that the parking issue in the front of the building can be resolved by angling the spaces (suggested by Kristen) and having these two spaces for owner only and handicapped parking. We would like to see approval for a handicapped parking space in the front so that the patrons don't have to walk over 100 feet from the back of the building to the front door.
2. See the attached revised parking diagram for the resolution of the parking conflict between spaces 12, 13, & 14.
3. We need to discuss the sidewalk issue with you. According to your office, we cannot install these sidewalks because the elevation of the entire street would have to be changed to accommodate the sidewalk. There is no future plans on the City's schedule to make changes to the streets in this section of First Street, therefore, no sidewalk work is not planned for this area anytime soon. There are currently no other sidewalks on this side of the street except one small section in front of Pizza Hut. The other side of First Street, however, has complete sidewalks from Grand to North Avenue. This sidewalk is more than adequate to accommodate any pedestrian traffic on First Street.

What we propose to you, is to sign an agreement with the City that we will participate in the improvement process for this section of First Street and pay for the installation of sidewalks in front of our property when the improvements are scheduled. We do not feel that we should have to pay for the improvements at this time, since there are no plans in the near, or moderate, future for this improvement.

Community Development Department

Items 1 and 2 have been commented on above.

Item #3. We have no problem at all with laying asphalt in the parking area at the rear of the building. We would, however, like to have permission to wait until spring to have the work done when the asphalt companies are back in business for the season. Patrons will be allowed to park along the side of the building where there is existing pavement until such time as the back is done.



ADDRESS

537 NORTH FIRST ST.

REVISED PARKING PLAN

TAX SCHEDULE #

2945-151-00-042

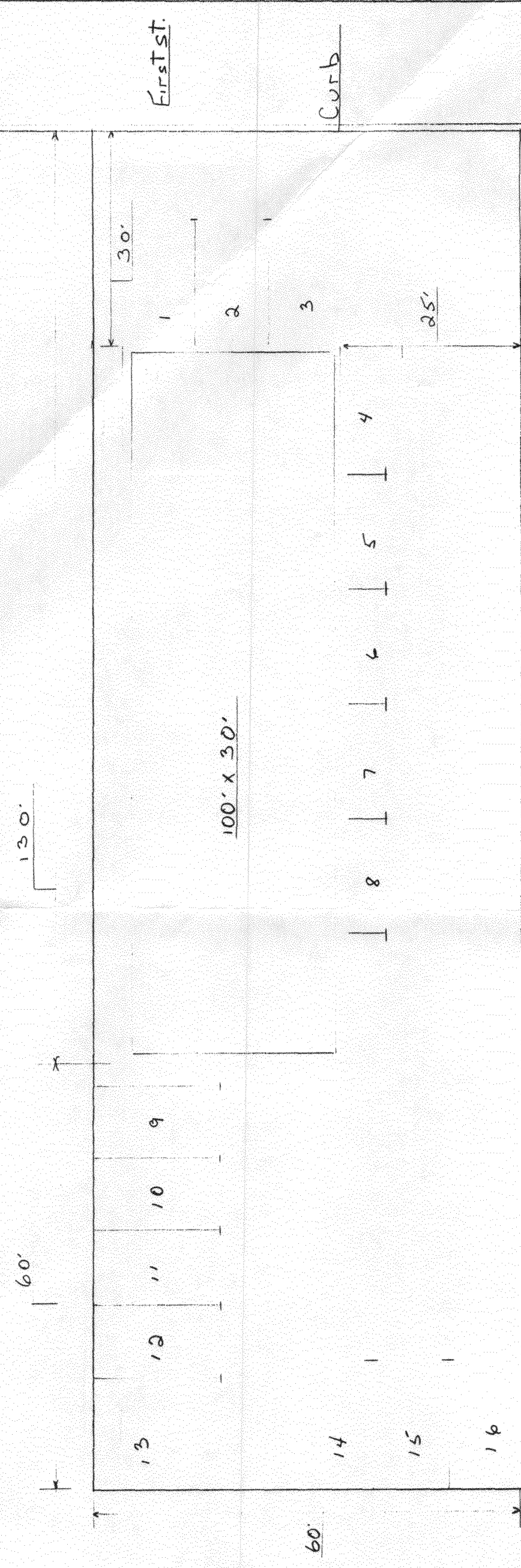
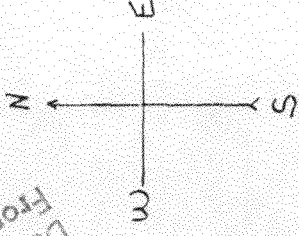
SCALE

1/16" = 1'

9 6 8021

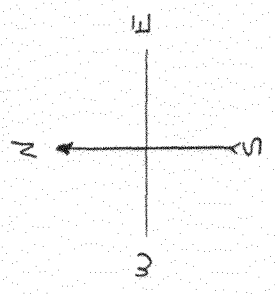
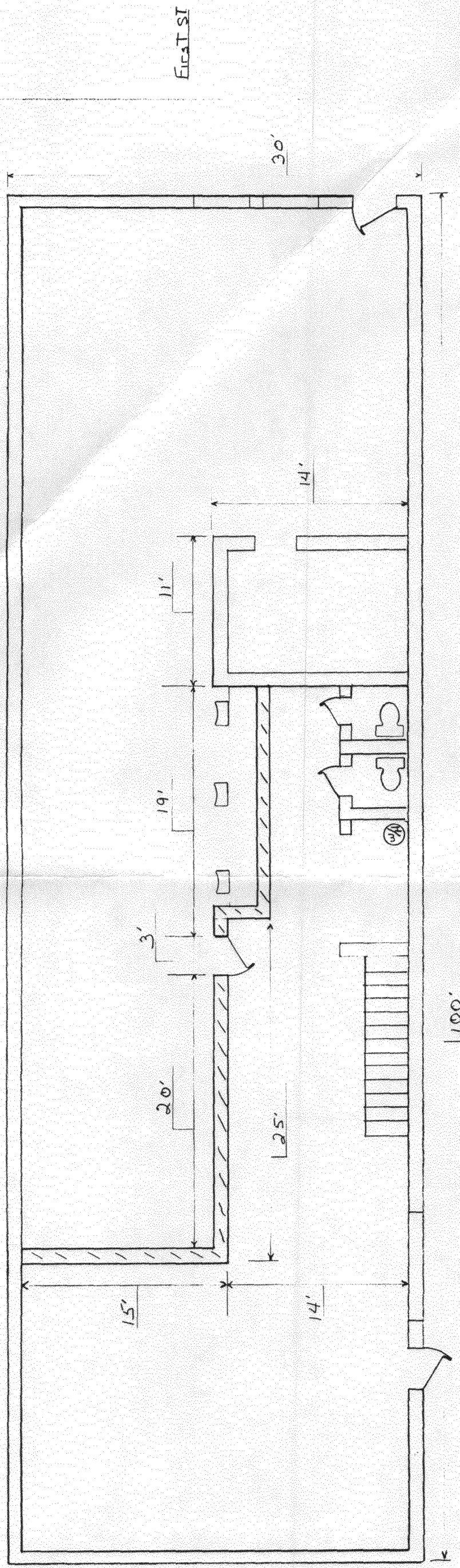
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Parking layout



ADDRESS	OWNERS	TAX SCHEDULE #	SCALE
537 NORTH FIRST ST.	EUEIYN STEEIE & CAGIYN MEYERS	2945-151-00-042	1/16" = 1'

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1208 94



ADDRESS	OWNERS	FOX SCHEDULE #	SCALE
337 NORTH FIRST ST.	EVELYN STEELE & CAROLYN MEYERS	2945-151.00-042	1/8" = 1'