

SUBMITTAL CHECKLIST 209 94

SITE PLAN REVIEW

Act #1824

Location: 2906 North Ave

Project Name: North Ave. Stereo

ITEMS	DISTRIBUTION																TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Planning	City Fire Department	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District - Fruitvale	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 <i>Letter from Prop. Owner</i>	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												
○ 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: 11-08-94
Conference Attendance: M. Drollinger, M. Holmes, S. Harlow
Proposal: North Avenue Stereo
Location: 2906 North Ave.

Tax Parcel Number: 2943-083-12-001
Review Fee: \$115
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Related Files: #53-80; 55-89; 58-81; 19-84

Additional ROW required? As per Engineering
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
Revocable Permit required? To be determined
State Highway Access Permit required? Yes

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? No

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

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)

209 10
1984

General Project Report 2

NORTH AVE. STEREO IS IN
THE AFTER MARKET PRODUCT
BUSINESS FOR AUTOMOBILES.

Original
Do NOT Remove
From Office

OUR PRODUCT LINE INCLUDES:
STEREOS SECURITY SYSTEMS, AUTO
ACCESSORIES OF ALL KINDS FROM
WHEEL WELL MOLDINGS TO TIRES
AND WHEELS, ALSO WINDOW TINTING
AND SUN ROOFS.

AS SEEN BY THE PUBLIC WE
CUSTOMIZE THE EXTERIOR AND
DEVELOPE SOUND SYSTEMS TO
SATISFY THE CUSTOMERS REQUEST
AND NEEDS.

THE BUSINESS IS RAN BY
THREE CO-TENANTS EACH DOING
A DIFFERENT PART OF THE RETAIL
BUSINESS.

THE BUILDING HAS 531 \square' OF
RETAIL SPACE AND 1429 \square' OF
INSTALLATION AND STORAGE, THIS
ALSO INCLUDES THE OFFICE AREA
OF THE BUSINESS.

NORTH AVE. STEREO

209 94

SITE PLAN:

RETAIL BUSINESS FOR
 AFTERMARKET PRODUCTS ON
 AUTOMOBILES. THIS INCLUDES
 STEREOs, SECURITY SYSTEMS, WHEELS
 TIRES, SUNROOFS, WINDOW TINTING
 AND OTHER EXTERIOR CUSTOM
 PRODUCTS.

Original
 NOT REMOVE
 Office

THE RETAIL SPACE IS 531' ²
 THE REST OF THE BUILDING 1429' ²
 ARE USED FOR THE INSTALLATION
 OF OUR PRODUCTS PLUS OFFICE
 SPACE.

THE PROPERTY DRAINAGE TO
 THE BEST OF OUR KNOWLEDGE
 GOES TO A DIRT + GRAVEL
 PARKING AREA WHICH IS PART
 OF THIS PROPERTY.

THERE ARE THREE EMPLOYEES
 DOING ALL PHASES OF THE
 RETAIL END OF THIS BUSINESS,
 INCLUDING THE INSTALLATION OF
 OUR PRODUCTS

NORTH AVE. STEREO
 2906 NORTH AVE
 GRAND RAPIDS MI 49503

REVIEW COMMENTS

Page 1 of 2

FILE # 209-94 **TITLE HEADING:** Site Plan Review -
North Avenue Stereo

LOCATION: 2906 North Avenue

PETITIONER: Michael Holmes

PETITIONER'S ADDRESS/TELEPHONE: 2906 North Avenue
Grand Junction, CO 81501
241-2394

PETITIONER'S REPRESENTATIVE: Michael Holmes

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.

FRUITVALE LATERAL & WASTE DITCH 12/06/94
Gerald Hill 243-1494

Thank you for the opportunity to comment on this project. This location is outside our area of operations.

MESA COUNTY BUILDING DEPT. 12/05/94
Bob Lee 244-1656

The portion of the building used for parking or storage of vehicles during the stereo installations must be separated from other use portions of the building by one-hour fire-resistive construction. A building permit is required if such work is necessary.

*Bob Lee indicated no Bldg
permit required
KJ*

CITY DEVELOPMENT ENGINEER 12/08/94
Jody Kliska 244-1591

6' wide sidewalk is required along North Avenue. Driveways must be concrete aprons constructed in accordance with City standards.

The parking and circulation on-site does not appear to work. One handicap space is required for every 25 spaces. City ordinance requires parking areas be paved.

CITY FIRE DEPT. 12/06/94
Hank Masterson 244-1414

The Fire Dept. has no requirements for this proposal.

COMMUNITY DEVELOPMENT DEPT.
Michael Drollinger

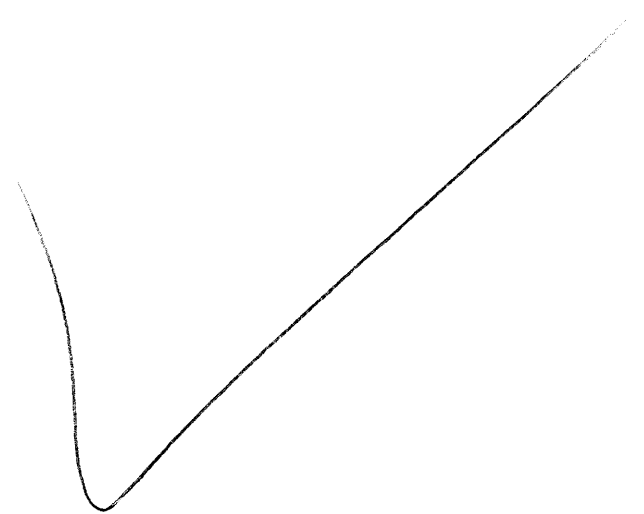
12/09/94
244-1439

See attached comments.

#209-94

**SITE PLAN REVIEW - 2906 NORTH AVENUE
COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS**

1. Based on the proposed retail sales area, the petitioner requires three parking spaces. More than three parking spaces are provided.
2. Based on a field inspection of the premises, the petitioner has already installed the signs for the project without the proper permitting. The Zoning and Development Code calls for fines of \$100 **per sign** plus the sign permit fee for all signs installed without first obtaining a sign permit. The petitioner will be required to obtain the necessary sign permits and pay the appropriate fees.



MEMORANDUM

TO: File #209-94
FROM: Kathy Portner, Planning Supervisor *KP*
DATE: December 15, 1994
RE: 2906 North Avenue

Base on recent discussions with Mark Achen, Larry Timm, Jim Shanks and Mark Relph, it has been determined that the change of use from car sales to indoor retail sales will not require sidewalk improvements. The applicant has been informed of the change and told that the only outstanding issue is the need for a sign permit.

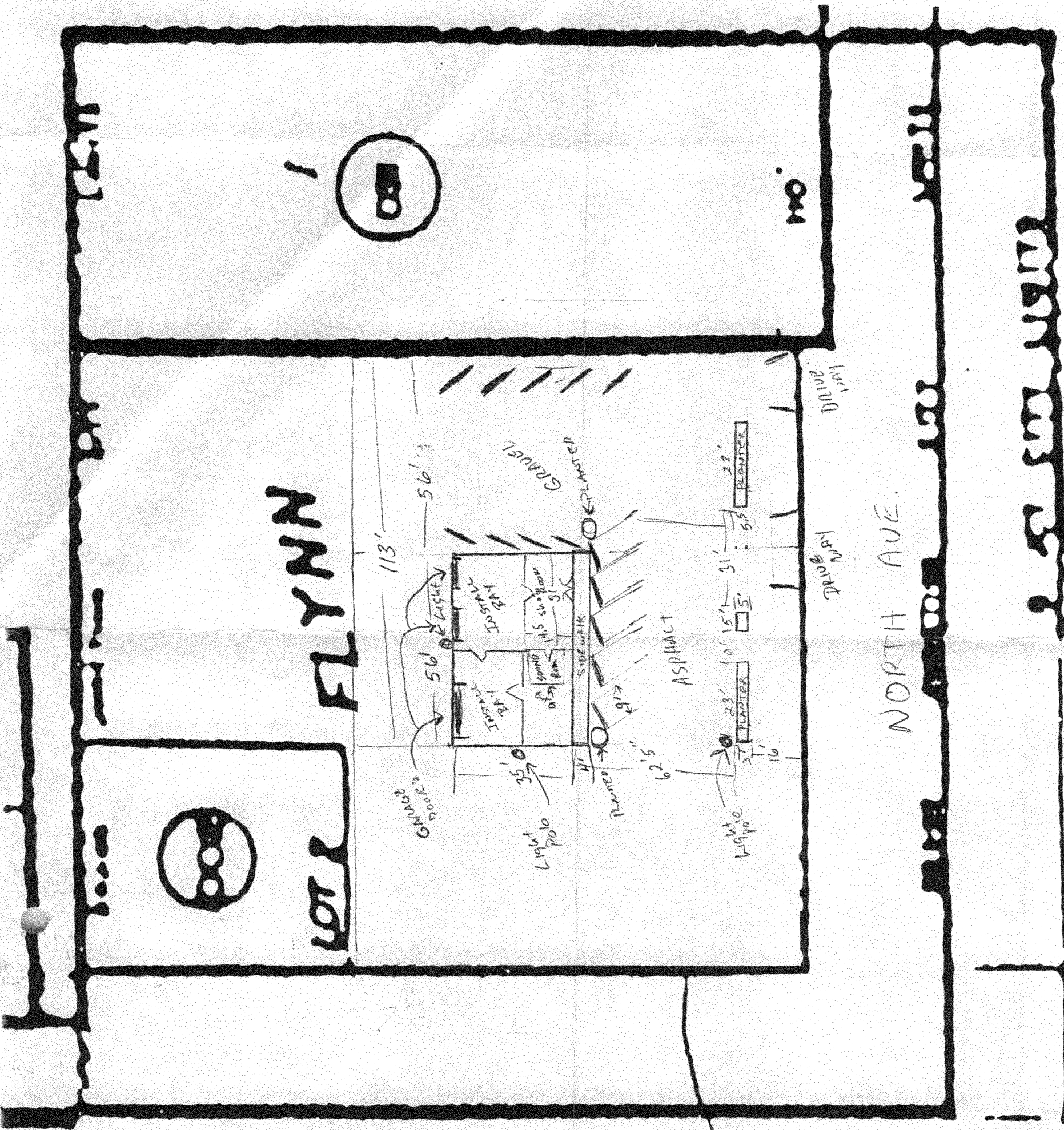
209 94

5310' of Retail Space

1960' of Total Building

209 94

Original Remover
Do NOT Remove
From Office



NORTH AVE.

FLYNN

LOT

DRIVE

DRIVE

ASPHALT

GRAVEL

GRASSY

113'

56'

22' PLANTER

5' PLANTER

15' PLANTER

23' PLANTER

16'

62'5"

41'

35'

Light pole

Runner

Light pole

Light pole

Light pole

Light pole

Light pole

Light pole

Light pole

Light pole

Light pole

Light pole