

SUBMITTAL CHECKLIST

SITE PLAN REVIEW 211 94

Location: 801 Grand Avenue

Project Name: Addition of storage area

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		
● 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
● 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
● 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 (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
○ 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
○ 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			

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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: 22 Nov 1994
Conference Attendance: Ernest Hunt, Mark Beebe, Tom Dixon
Proposal: 801 Grand Ave
Location: 3000 sq ft addition
Tax Parcel Number: 2245-144
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? TCR
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)

November 23, 1994



GENERAL PROJECT REPORT

211 94

SUBJECT: OFFICE OUTFITTERS & PLANNERS, INC.

Office Outfitters & Planners, Inc. has been in existence, doing business in Grand Junction since 1984. It has located its' business operations at 801 Grand Avenue since 1989.

Office Outfitters & Planners, Inc. is considered a contract furniture business which means in our industry that the majority of its'product is pre-sold. Our client base consists of other local businesses. Our sales activity is done at our customer's location through our outside sales staff, which means we do not have an abundance of walk-in activity except when clients wish to view samples at the showroom.

At this business location we have our showroom and warehouse facility. The showroom supports clerical and design departments and sample products while the warehouse stores, stages, receives and delivers the products.

Due to our present activity, we find it extremely desirable to expand our warehouse facility which is the reason for the new building on our existing site.

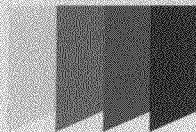
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ernest", written over a horizontal line.

Ernest (Corky) Hunt
President/Owner

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Encl:
cc: Centennial Construction
Mark Bebee



MESA COUNTY BUILDING DEPARTMENT

Bob Lee

No requirements

CITY PARKS & RECREATION DEPARTMENT

Don Hobbs

No open space fee is required.

COMMUNITY DEVELOPMENT DEPARTMENT

Kathy Portner

Alley setback revised from 2' to 10' setback.

Revised landscaping to meet all requirements shown on sheet five of the drawings.

Power of Attorney for future alley improvements-- Improvements already set for 1995, see attached Improvement District Notice.

Building use breakdown--Existing building:	4600 sq. ft.- 40% office, 1840 sq. ft.	
	60% warehouse, 2760 sq. ft.	
Proposed building:	3380 sq. ft.- 50% office, 1690 sq. ft.	
	50% warehouse, 1690 sq. ft.	

TCP
\$6,760 office
412,360 warehouse
\$1,088.36

Drainage grading detailed on sheet five of the drawings.

All parking and vehicular traffic areas will be paved. Parking detailed on sheet one of the drawings including usage of area around existing carport.

Screening of vehicular traffic from residential areas has been waived by Kathy Portner.

Need for new trees in parkway strip

TCP - \$1,088.36

Showroom sales parking requirement - 1.5 spaces/1,000 GSF
Existing Building - 4,600 sq ft showroom/office/warehouse - 7 spaces
Proposed Building - 1,690 sq ft showroom/office/warehouse - 3 spaces
1,690 sq ft warehouse - no additional employees

REVIEW COMMENTS
WRITTEN RESPONSE

FILE# 211-94 PAGE 1 OF 2

DATE: 3/15/95

LOCATION: 322 North 8th Street

PETITIONER: Ernest C. Hunt
1624 Crestview Court
Grand Junction, CO 81506
245-6300

PETITIONER'S
REPRESENTATIVE: Mark H. Bebee
242-7198

STAFF REPRESENTATIVE: Kathy Portner

CITY DEVELOPMENT ENGINEER

Jody Kliska

Power of Attorney for future alley improvements-- Improvements already set for 1995, see attached Improvement District Notice.

Because of removal of existing structures, Drainage Fee is revised to \$258.69

Building use breakdown--Existing building: 4600 sq. ft.- 40% office, 1840 sq. ft.
60% warehouse, 2760 sq. ft.
Proposed building: 3380 sq. ft.- 50% office, 1690 sq. ft.
50% warehouse, 1690 sq. ft.

Parking detailed on revised plans, see sheet one of the drawings.

CITY UTILITY ENGINEER

Bill Cheney

Sewer service to the building-- Because of pre-existing service, no Plant Investment Fee will be required. See attached account status provided by Accounting Clerk, Millie Flower.

Fire protection determined adequate by Fire Department, see attached clearance form.



City of Grand Junction, Colorado
250 North Fifth Street
81501-2666
FAX: (303) 244-1599

September 22, 1994

Dear Property Owner:

On September 21, 1994 the Grand Junction City Council held a hearing to determine if Alley Improvement District No. ST-95, should be created. After hearing and considering public comments it was determined that this District be created.

Survey work and design will begin after the first of the new year. We anticipate construction to begin in late spring, continuing throughout the summer, however, the exact date will be set by the contractor's actual design and construction schedules yet to be determined. The City does require that the contractor provide the property owners with a weekly newsletter that will tell you the date construction will begin as well as update the progress of the project.

When all of the alleys in Improvement District ST-95 have been constructed and accepted by the City, we will begin the assessment process. You will again be notified by mail at that time.

Thank you for your participation in the Improvement District process. If you should have any questions please feel free to contact me at 244-1538.

Sincerely,

A handwritten signature in cursive script that reads "Peggy Holguin".

Peggy Holguin
Realty Specialist

REC'D SEP 23 1994

5 lots 25 ft. wide
125 x 22.50 = 2812.50



STAFF REVIEW

FILE: #211-94
DATE: December 15, 1994
STAFF: Kathy Portner
REQUEST: SPR--Office Outfitters' Expansion
LOCATION: 322 N. 8th Street
APPLICANT: Ernest C. Hunt

STAFF ANALYSIS:

The property at 322 N. 8th Street is zoned B-3. Retail businesses and associated warehouse facilities, accessory to the retail business, are allowed in the B-3 zone. The existing retail/warehouse use is in one 4600 sq.ft. building located on the corner of Grand and 8th. The proposal is to construct a 3380 sq.ft., detached warehouse along the alley.

The zoning to the east of the property is B-1 and the zoning to the south is B-3. A single family residence exists to the east and a multi-family residential structure is south of the property. The required setbacks in the B-3 zone are 10' side and rear because it's abutting residential uses. The proposed plan indicates a 2' setback from the alley. That must be increased to 10'.

A minimum of 75% of the first 5' along the street frontage must be landscaped. The plan must show how the required landscaping, adjacent to the proposed building, can be provided on the property. In addition, the area within the public ROW, between the property line and curb, must also be landscaped. The street trees within the ROW can remain. The rock must be replaced with shrubs and/or grass. *232 sq ft. less 15% credit (343.5) = 200 sq ft. 1 tree to be provided in parkway strip*

Staff recommends the owner contact the City Parks Department, 244-1549, about getting some additional street trees within the ROW along Grand Avenue (this is not a requirement, only a suggestion).

If the alley is to be used for truck access and delivery, it must be improved to City standards.

A breakdown of sq.ft. of existing and proposed office, retail and warehouse space must be provided to determine the parking requirement and Transportation Capacity Payment. Parking layout must meet the requirements of the Zoning and Development Code.

A grading plan is required.

Met w/ Corley & Mark (Builder) - 1/27/95

All parking areas and vehicular traffic areas must be paved. Parking stalls and aisles must meet the requirements of the Code.

Clarify the use of the property around and including the carport.

The Code requires that all vehicular traffic areas be screened from adjacent residential uses by a 4' high screening with fencing or landscaping. *not required because parking area already exists.*

A revised site plan must be submitted addressing all of the above comments.

REVIEW COMMENTS

Page 1 of 2

FILE # #211-94

TITLE HEADING: Site Plan Review - Office Outfitters

LOCATION: 322 N. 8th Street

PETITIONER: Ernest C. Hunt

PETITIONER'S ADDRESS/TELEPHONE: 1624 Crestview Ct. Grand Junction, CO 81506 245-6300

PETITIONER'S REPRESENTATIVE: Tom Cronk

STAFF REPRESENTATIVE: Kathy Portner

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 DEVELOPMENT ENGINEER Jody Kliska

12/08/94 244-1591

Power of Attorney for future alley improvements is required. - District formed - w/ Peggy

Drainage fee = \$668.25.

Please provide a breakdown of the existing and proposed office space, retail and showroom space, and warehouse spacing to calculate Transportation Capacity Payment and required parking. 1 space/1,000 gross sq. ft. - 7 spaces 10' provided

One handicap parking space is required. Must meet City standards for dimensions, signing & marking. Parking space nearest sidewalk is not allowed and must be removed.

CITY UTILITY ENGINEER Bill Cheney

12/12/94 244-1590

If there is sewer service to the building, a Plant Investment Fee of \$750 is required by City Ordinance.

A 6" looped water line runs east-west in Grand Avenue. Contact Fire Department to determine adequacy.

MESA COUNTY BUILDING DEPARTMENT Bob Lee

12/05/94 244-1656

No Comments.

CITY PARKS & RECREATION DEPT.
Don Hobbs

12/05/94
244-1542

If an open space fee is required, we need an appraisal.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

12/14/94
244-1446

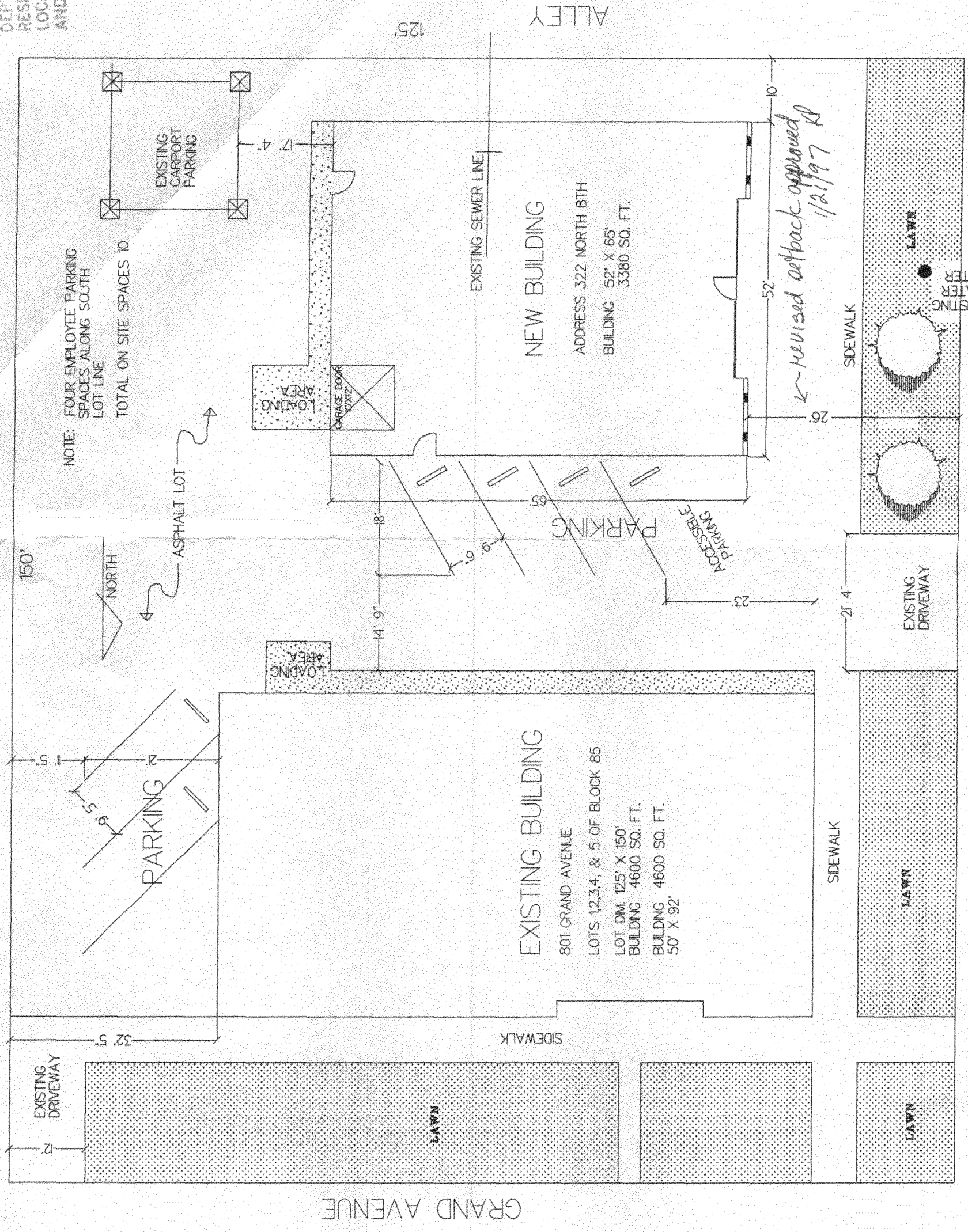
See attached comments.

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

OFFICE OUTFITTERS

DRAWN BY:	MB.
DATE:	DEC. 12, 1994
DRAWING NAME:	SITEPLAN
SCALE:	NOTE
REVISION:	1/20/9

#211-94
 Mark Beber
 245-6300
 322 North 8th
 K.P. - 3/30/95



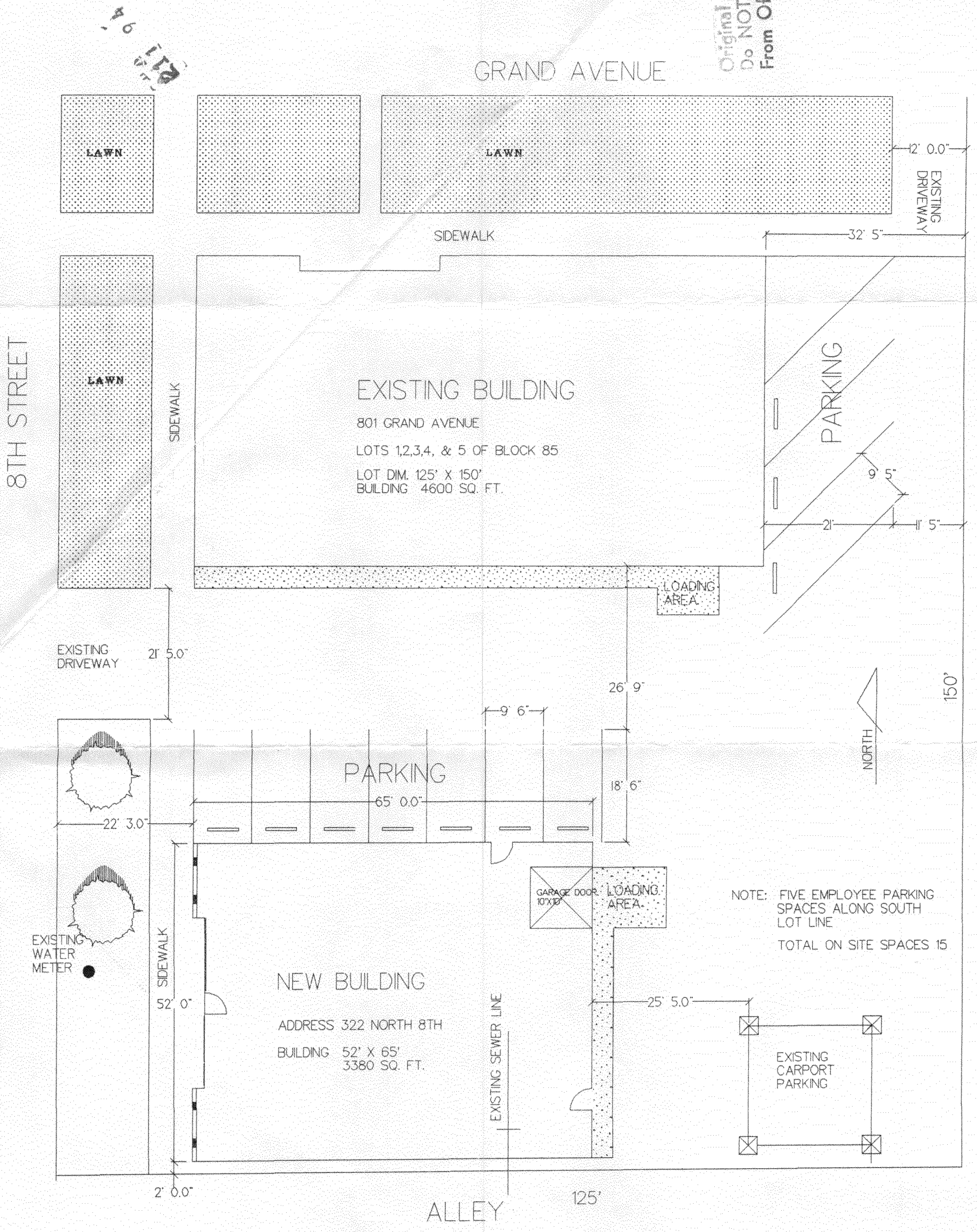
NOTE: FOUR EMPLOYEE PARKING SPACES ALONG SOUTH LOT LINE
 TOTAL ON SITE SPACES 10

← Revised setback approved 1/21/97 RB


8TH STREET

GRAND AVENUE

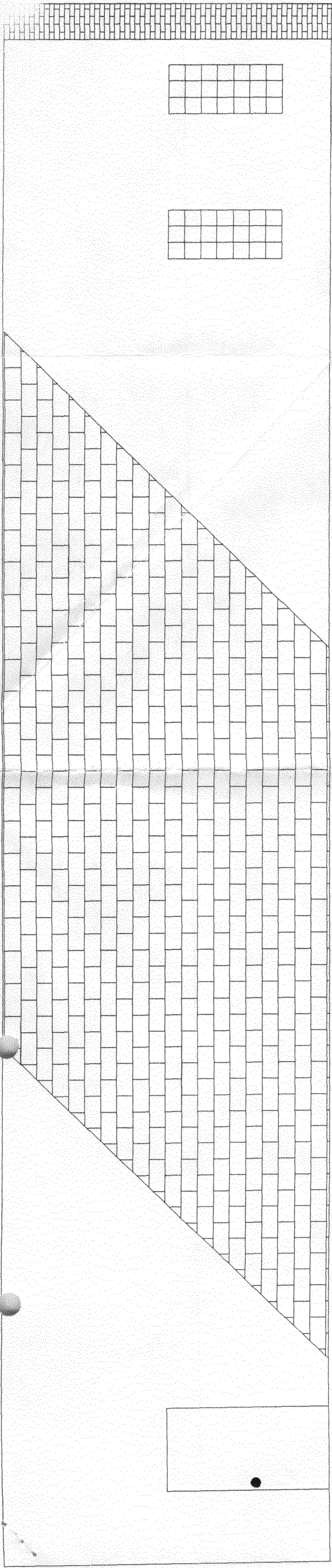
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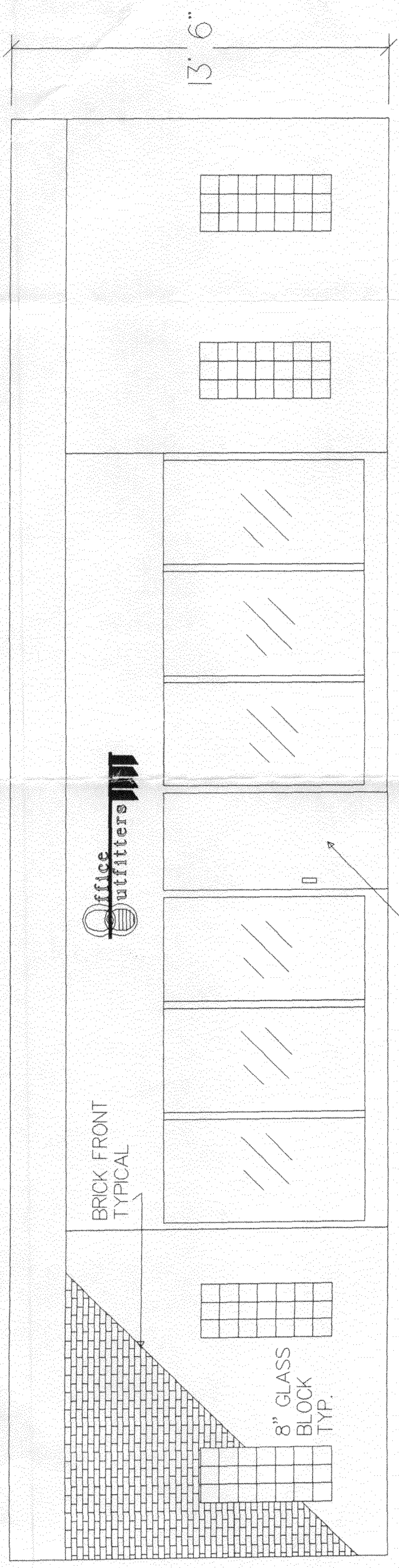
NOTE: FIVE EMPLOYEE PARKING SPACES ALONG SOUTH LOT LINE
TOTAL ON SITE SPACES 15

 OFFICE OUTFITTERS & PLANNERS 801 GRAND AVE. GRAND JUNCTION, CO 81501	CUSTOMER NAME: OFFICE OUTFITTERS & PLANNERS 801 GRAND AVENUE GRAND JUNCTION, CO 81501	DATE: 11/22/94 REVISION:	SCALE: 1:200
	CONTACT: CORKY HUNT TELEPHONE: 303-245-6300 FAX: 303-245-6301	DRAWN BY: KC DRAWING NAME: SITE PLAN	NOTE:

NORTH ELEVATION



WEST ELEVATION



SCALE 1/4" = 1'

42" GLASS DOOR



BRICK FRONT
TYPICAL

8" GLASS
BLOCK
TYP.

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