

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

8088 & 812

Location: ~~XXXX~~ S. 9th Str.

Project Name: Munro Supply

ITEMS	DISTRIBUTION																TOTAL REQD.						
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	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 \$ 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
● 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	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	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												
○ 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.

MUNRO SUPPLY INC.

SALES & ACCESSORIES

735 South Ninth Street
Grand Junction, Colorado 81501
Bus. 303•242•6810
FAX 303•241•1368



PARTS & SERVICE

808 South Ninth Street
Grand Junction, Colorado 81501
Bus. 303•243•2101
FAX 303•241•3524

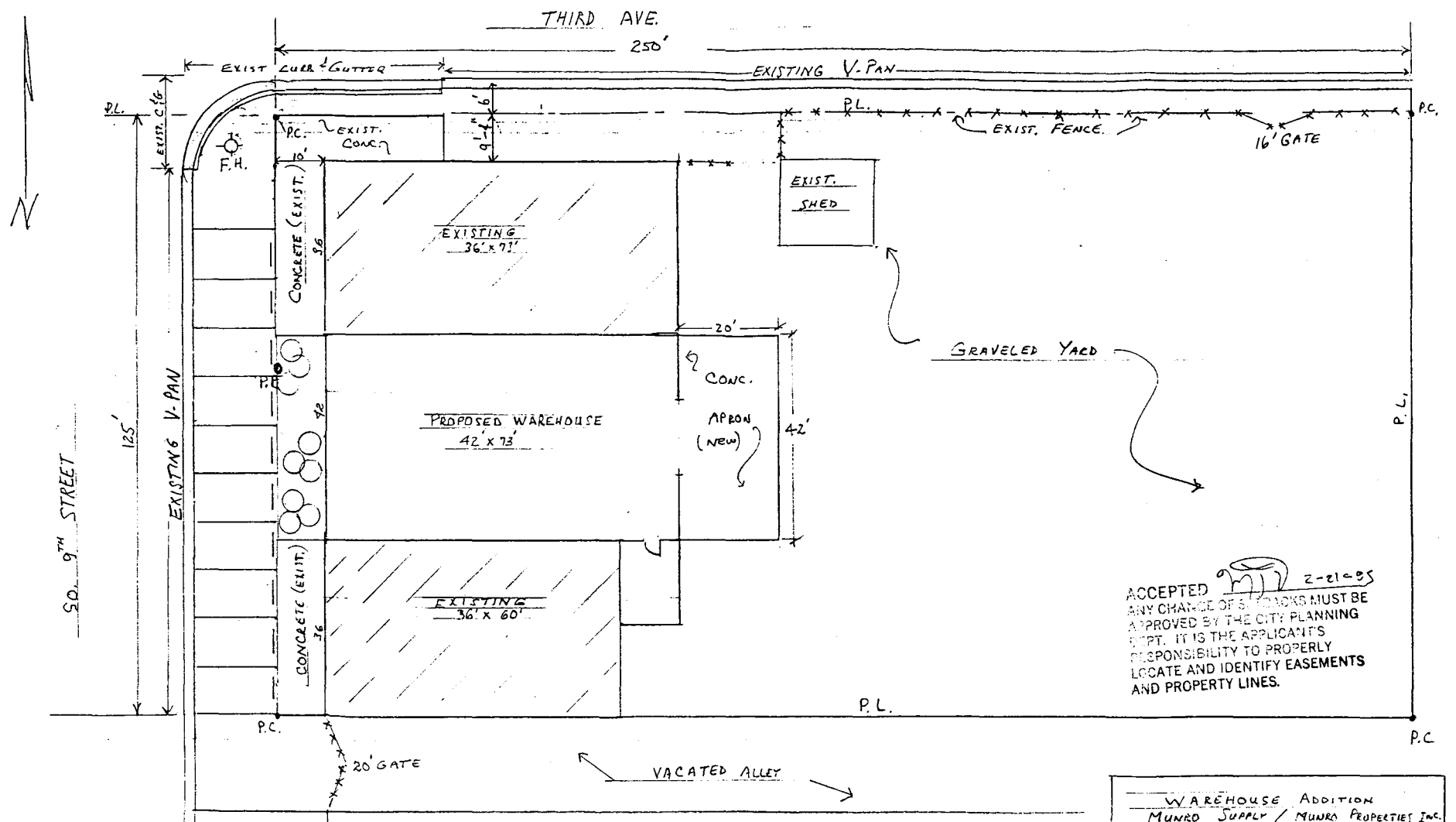
General Project Report

Munro Supply / Munro Properties Inc.

Munro Supply is in need of additional floor space for our continued operations at 808 South Ninth street in Grand Junction. At this time the plan would be to erect a metal building between two existing metal buildings known as 808 and 812 south ninth street. The property is titled in the name of Munro Properties Inc. and is the tax parcel known as 2945-231-10-001 which consists of ten 125 ft. by 25 ft. lots. This parcels area would be 31,250 sq. ft. of which we would be building on only the front 85 ft. . The two existing buildings are approximately 2000 sq. ft. and 2500 sq. ft. for a total of 4500 sq. ft. The new building would be approximately 3000 sq. ft. The new building would be used for warehouse and assembly type activities, and we feel that is consistent with most of the buildings in the surrounding area.

Our current access to the existing, fenced lot area to the east (behind) the existing buildings is in the same area as our purposed new construction. Our proposal would include moving this access approximately 50 ft. to the south which would be the site of the abandon alley way. We feel that this access movement would not have a significant impact on the traffic on south Ninth street. It would also be our intent to continue to use the access on to Third avenue between ninth and tenth streets. Both lot access would be mid block and should not pose a intersection problem.

Munro Supply parking has traditionally occurred along south Ninth street. In addition to the ten parking spaces on ninth street and the six parking spaces on third avenue we have an additional twenty spaces along ninth street located in the same proximity, and significant room in our graveled lot area which is located to the east of the purposed new buildings (over 15,000 sq. ft.). We currently have a employee level of three people in the 808 building and five people in the 812 building. We feel that the parking areas available are more than adequate to service our current employees and staff. It would not be our intention to increase employment in this area based on additional building availability. Munro Supply's historical high, employee level was 22 in 1982. Our total current employee level is 15, and it is possible that we might add one clerical position to be officed in one of our existing buildings in fiscal 1996. We can however state that in and of itself no new jobs will be created by this new building.



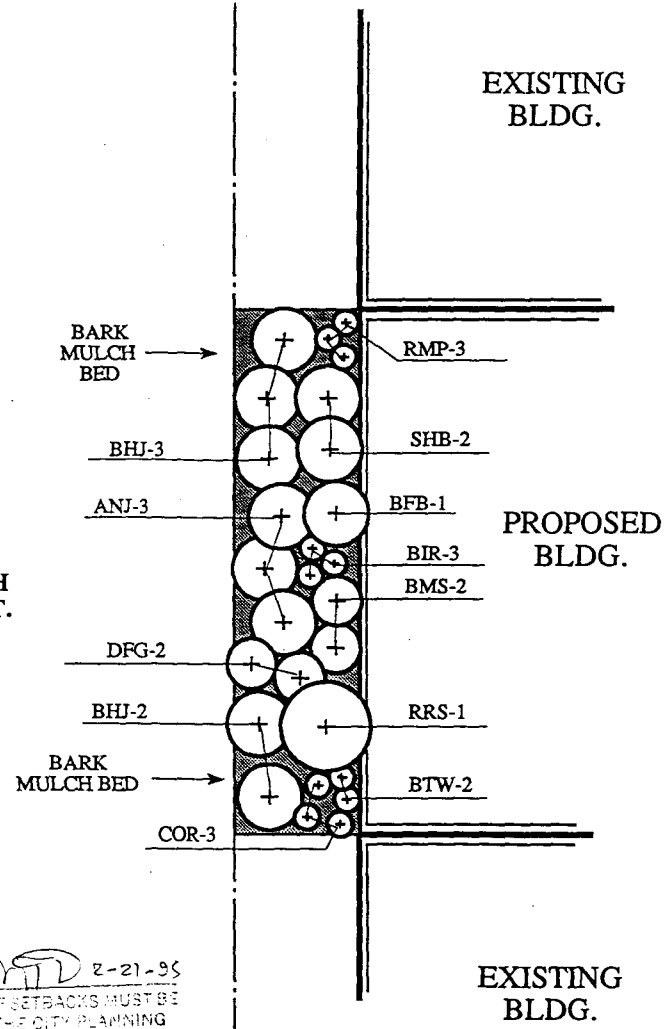
ACCEPTED *[Signature]* 2-21-95
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PNGI Phipps Newell Construction Inc.
 553 25TH ROAD POST OFFICE BOX 3360 GRAND JUNCTION COLORADO 81502 TELEPHONE AREA CODE 303 242-3548

JANUARY 31, 1995

WAREHOUSE ADDITION
 MUNRO SUPPLY / MUNRO PROPERTIES INC.
 808 SO. 9TH STREET
 GRAND JCT. COLO.
 SCALE: 1" = 20'

SOUTH
9th. ST.



EXISTING
BLDG.

PROPOSED
BLDG.

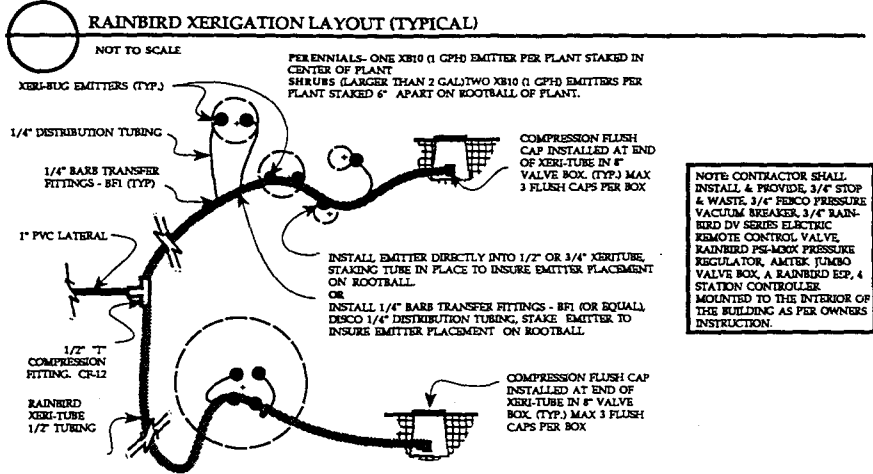
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BLDG.



APPROVED *[Signature]* 2-21-95
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 AND PROPERTY LINES.

PLANT LIST

Qty	Key	Common Name	Scientific Name	Size
Deciduous Shrubs				
1	BFB	Butterfly Bush	Buddleia davidii	5 gal
2	BMS	Blue Mist Spirea	Caryopteris incana	5 gal
1	RRS	Red Heart Rose of Sharon	Hibiscus syriacus 'Red Heart'	5 gal
2	SHB	Scotch Broom	Cytisus scoparius 'Moonlight'	5 gal
Evergreen Shrubs				
3	ANJ	Andorra Juniper	Juniperus horizontalis "Andorra"	5 gal
5	BHJ	Bar Harbor Juniper	Juniperus horizontalis "Bar Harbor"	5 gal
Perennials/Groundcovers				
3	BIR	Bearded Iris	Iris germanica	1 gal
2	BTW	Butterfly Weed	Asclepias tuberosa	1 gal
3	COR	Coreopsis	Coreopsis grandiflora 'Sunray'	1 gal
2	DFG	Dwarf Fountain Grass	Pennisetum alopecuroides	1 gal
3	RMP	Rocky Mountain Penstemon	Penstemon strictus	1 gal



NOTE CONTRACTOR SHALL
 INSTALL & PROVIDE 3/4\"/>

MUNRO SUPPLY
 LANDSCAPE PLAN

ClAVONNE &
 ASSOCIATES, INC.
 LANDSCAPE &
 PLANNING ARCHITECTS
 844 GRAND AVENUE
 GRAND JUNCTION, CO.
 (303) 241-0745

9460-01-29-01

REVIEW COMMENTS

Page 1 of 2

FILE # SPR-95-27 **TITLE HEADING:** Site Plan Review -
Warehouse Addition
LOCATION: 808 S. 9th Street
PETITIONER: Allen Munro
PETITIONER'S ADDRESS/TELEPHONE: 808 S. 9th Street
Grand Junction, CO 81501
242-6810
PETITIONER'S REPRESENTATIVE: John Newell/Phipps-Newell Const. Inc.
STAFF REPRESENTATIVE: Michael Drollinger

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY ATTORNEY 02/06/95
Dan Wilson 244-1505

None.

MESA COUNTY BUILDING DEPARTMENT 02/06/95
Bob Lee 244-1656

I have reviewed this proposal with Mr. Munro and John Newell and have conducted an on site inspection of the property. No comments.

GRAND JUNCTION FIRE DEPARTMENT 02/08/95
Hank Masterson 244-1414

A fire flow survey is required-submit a complete set of building plans to the Fire Department. Existing fire hydrants are adequate if the required fire flows can be provided.

COMMUNITY DEVELOPMENT DEPARTMENT 02/14/95
Michael Drollinger 244-1439

See attached comments.

CITY DEVELOPMENT ENGINEER 02/14/95
Jody Kliska 244-1591

Drainage Fee will be \$239.43.

Michael Drollinger
Community Development Department
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501-2668

RECEIVED
FEB 21 1995

PHIPPS NEWELL CONST. INC.

File # SPR-95-27
Warehouse Addition

Dear Mr. Dollinger

I have been requested, via your staff review comment report, to confirm in writing that our proposed warehouse addition will generate fewer than thirty trips per day. Based on our projected use of this property we feel that thirty trips per day would be more than adequate for the foreseeable future. Munro Supply Inc. dose not have plans that would require more than thirty trips per day of loading area access related to our purposed new building.

Munro Supply Inc.



Allen J. Munro
President

STAFF REVIEW

FILE: #SPR 95-27
DATE: February 13,1995
STAFF: Michael Drollinger
REQUEST: Site Plan Review
LOCATION: 808 S. 9th Street - Munro Supply
ZONING: I-2

STAFF COMMENTS:

1. Applicant's narrative states that no additional employees will be associated with the proposed warehouse addition, thus, as per Code no additional parking spaces are required.
 2. The proposed 420 square foot landscaped area meets Code requirements.
 3. The petitioner shall provide written confirmation that the traffic which will access the loading area of the proposed warehouse via a graveled lot will number less than 30 trips per day. City Code Section 5-1-4A(1) requires paving of all vehicular traffic areas except in cases of overflow parking or low-traffic storage yard (defined as 30 trips per day or less).
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PLEASE TAKE NOTE OF THE FOLLOWING:

1. ALL SIGNS TO BE ERECTED ON THE SITE WILL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION OF THE SIGN.
2. SITE IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ANY MODIFICATIONS MUST BE APPROVED, IN WRITING, BY THE COMMUNITY DEVELOPMENT DEPARTMENT. FAILURE TO INSTALL SITE IMPROVEMENTS AS PER THE APPROVED PLANS MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. SITE IMPROVEMENTS (E.G. LANDSCAPING, SIDEWALK, ETC.) NOT COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY MUST BE GUARANTEED.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF GRAND JUNCTION

PROJECT INSPECTION REPORT

FILE #: 95-27


PROJECT NAME: MUNRO SUPPLY WAREHOUSE ADDITION

INSPECTION DATE: JULY 24, 1995

PROJECT PLANNER: MICHAEL T. DROLLINGER

Project completed as per approved plans

Project incomplete as noted below:

SIGNATURE: 

DATE: 7/24/95

h:\mdforms\projinsp.wpd

CO signed 7/24/95 