







ROBERT D. JENKINS/AIA  
ARCHITECT

SPR-95-34

**PROJECT NARRATIVE**  
**REYNOLDS POLYMER TECHNOLOGY, INC.**  
**MAINTENANCE BUILDING ADDITION**  
February 14, 1995

Reynolds Polymer Technology, Inc. currently occupies a 45,000 s.f. building located at 607 Hollingsworth, Grand Junction, Colorado, 81505. The building includes approximately 36,000 s.f. on the ground level for industrial use, and offices on two levels, each approximately 4,500 s.f.

The proposed building expansion would provide for a 3,000 s.f. addition on the west side of the existing building, for use by the Maintenance Department. That department currently occupies approximately 1,800 s.f. of ground level industrial space, scheduled to be remodeled for an additional product oven.

The building addition would be constructed on a concrete slab-on-grade, with a steel structural frame and metal siding to match existing building materials. New building height would match that of the adjacent portion of the existing building, housing autoclaves. The area proposed for the addition is now a gravel-surfaced yard for storage of equipment used in the production of polymer products.

The addition would include windows to match existing building fenestration, and skylights to provide additional natural light to interior work spaces. The existing fire sprinkler system would be extended to provide fire protection to the building addition. The addition would include exit doors at each end, and two overhead coiling doors. The existing gravel yard would be surfaced with concrete to facilitate movement of materials in and around the building.

Original  
Do NOT Remove  
From Office

1000 N. 9TH STREET / SUITE 35 / GRAND JUNCTION, COLORADO 81501  
(303) 256-1980 FAX (303) 256-1953

# REVIEW COMMENTS

Page 1 of 1

FILE #SPR-95-34

TITLE HEADING: Site Plan Review / Minor Change -  
Reynolds Polymer

LOCATION: 607 Hollingsworth

PETITIONER: Reynolds Polymer

PETITIONER'S ADDRESS/TELEPHONE: 607 Hollingsworth  
Grand Junction, CO 81505  
241-4700

PETITIONER'S REPRESENTATIVE: Rob Jenkins

STAFF REPRESENTATIVE: Kathy Portner

---

**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 DEVELOPMENT ENGINEER 2/23/95**  
**Jody Kliska 244-1591**

---

1. Will this addition add employees?
2. Please verify the stormwater detention area is sized for the additional increase.

**GRAND JUNCTION FIRE DEPARTMENT 2/21/95**  
**Hank Masterson 244-1414**

---

Proposal is acceptable to the Fire Department. Petitioner must have fire sprinkler contractor submit complete plans, calculations and specification for sprinkler expansion to the Fire Department for our review and approval before installation begins.

**CITY UTILITY ENGINEER 2/27/95**  
**Bill Cheney 244-1590**

---

No comment.

**COMMUNITY DEVELOPMENT DEPARTMENT 3/3/95**  
**Kathy Portner 244-1446**

---

Required parking for this use is based on 1 space per employee on the largest shift plus 10% of total employee stalls for visitor parking, plus 1 space for each vehicle used in the operation of the business. Please confirm that there will be no additional employees or if there will, confirm that the parking requirement is still being met.

ROBERT D. JENKINS/AIA  
ARCHITECT

March 21, 1995

**REYNOLDS POLYMER TECHNOLOGY, INC  
MAINTENANCE BUILDING ADDITION**

Review Comments/Response - *O.K.ed by Jody 3/21/95*

A. City Development Engineer

1. The addition is not being built to accomodate new employees, and NO new employees will be added as a direct result of new space. The Maintenance Department is now located along the east wall of the existing building, in approximately 1,680 SF. The addition will provide approximately 3,000 SF for maintenance and storage (a 1,320 SF increase) and the existing maintenance area will house a new oven. Large ovens are used to heat polymer product for bending and forming.
2. As a part of the stormwater detention calculations the gravel storage yard, where the maintenance building addition will be located, was considered as hard surface. Forty-four percent of the area to be built on is now concrete.

B. Grand Junction Fire Department - No comment.  
City Utility Engineer - No Comment.

C. Community Development Department

1. There are a total of 80 spaces available for parking. Thirteen of those spaces, located in the west parking lot, are blocked off to parking and are used for off-loading trucks. Sixty-seven spaces are currently being used for parking vehicles.

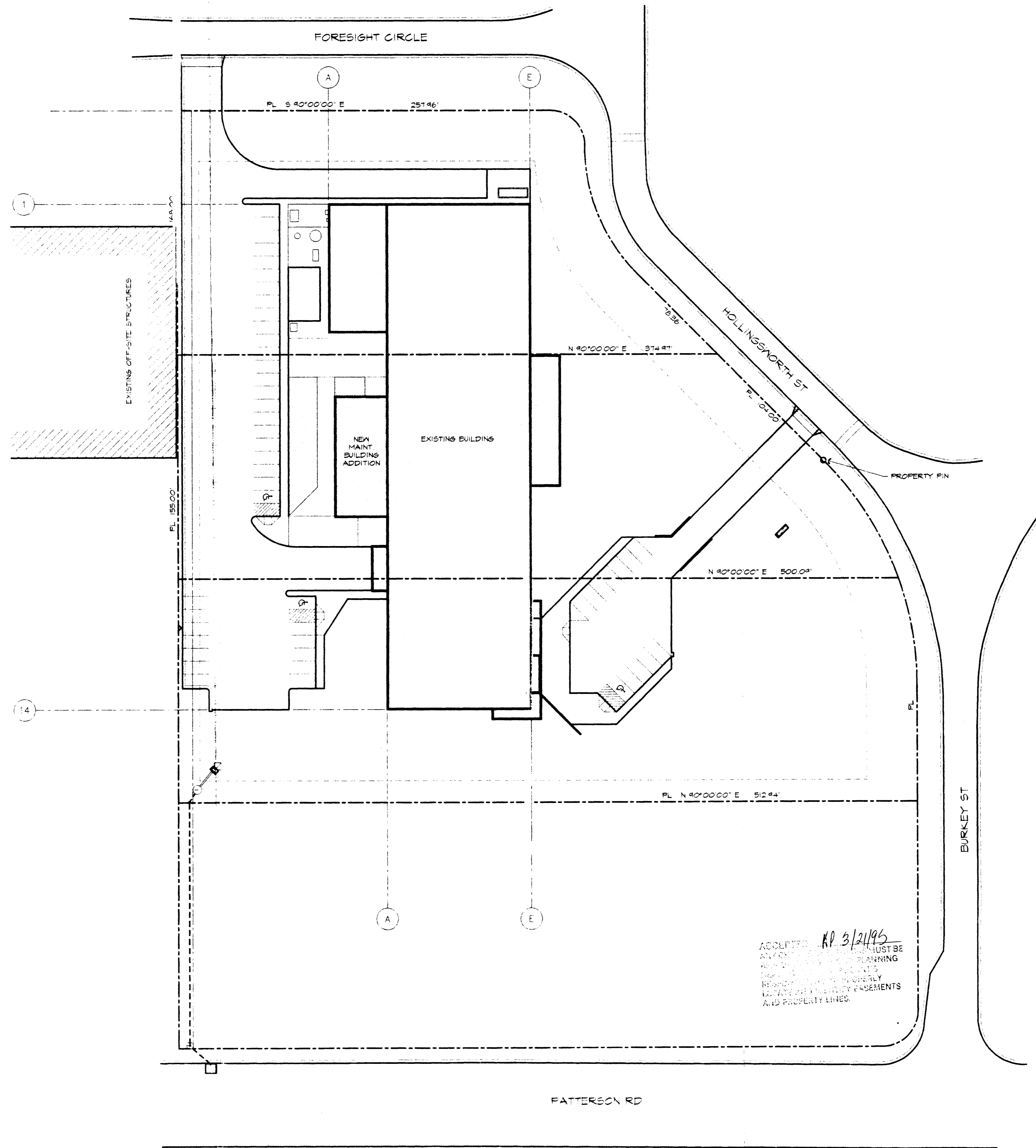
The Day Shift is the largest working shift, with 60 employees. There are no designated company vehicles used in addition to employee vehicles. Sixty-six spaces are therefore required; Sixty-seven are usable; eighty spaces are available for use.

Respectfully submitted,



Robert D. Jenkins/AIA

1000 N. 9TH STREET / SUITE 35 / GRAND JUNCTION, COLORADO 81501  
(303) 256-1980 FAX (303) 256-1953



ACCEPTED *RP 3/2/95*  
 ANY CHANGES MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT. PLANNING  
 DEPARTMENT SHALL BE  
 ADVISED OF ANY CHANGES  
 IN THESE INSTRUMENTS  
 AND PROPERTY LINES.

**SITE PLAN**  
 1" = 40'-0"  
 [Symbol] NEW CONCRETE WALK

(303) 286-1980  
**ROBERT D. JENKINS/AIA**  
 ARCHITECT  
 1000 North 9th Suite 35  
 GRAND JUNCTION, CO 81501

**REYNOLDS POLYMER TECHNOLOGY, INC**  
 Foresight Park Grand Junction, Colorado

PROJECT NUMBER  
 4486  
 DATE  
 02/15/95  
 DRAWN BY  
 R.D.J. SLM  
 REVISIONS:  
*SPR-95-34*  
 DRAWING NUMBER  
**C1.3**