

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

C-2 zone

Location: 587 N Westgate Dr.

Project Name: CLASSIC CAR STORAGE

ITEMS	SSID REFERENCE	DISTRIBUTION																	TOTAL REQD.						
		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	City Police Dept.		
<input checked="" type="checkbox"/> Application Fee \$145.00	VII-1	1																							9
<input checked="" type="checkbox"/> Submittal Checklist	VII-3	1																							
<input checked="" type="checkbox"/> 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	
<input checked="" type="checkbox"/> Planning Clearance	VII-3	1																							
<input checked="" type="checkbox"/> 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	
<input checked="" type="checkbox"/> Evidence of Title	VII-2	1		1			1																		
<input type="checkbox"/> Appraisal of Raw Land	VII-1	1		1	1																				
<input type="checkbox"/> Deeds	VII-1	1		1			1																		
<input type="checkbox"/> Easements	VII-2	1	1	1	1		1																		
<input type="checkbox"/> Avigation Easement	VII-1	1		1			1																		
<input type="checkbox"/> ROW	VII-3	1	1	1	1		1																		
<input type="checkbox"/> Improvements Agreement/Guarantee	VII-2	1	1	1			1																		
<input type="checkbox"/> CDOT Access Permit	VII-3	1	1																						
<input type="checkbox"/> Industrial Pretreatment Sign-off	VII-4	1	1																						
<input checked="" type="checkbox"/> 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	
<input type="checkbox"/> Elevation Drawing	IX-13	1	1																						
<input checked="" type="checkbox"/> 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	1	
<input type="checkbox"/> 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	
<input type="checkbox"/> Grading and Drainage Plan	IX-16	1	2								1										1				
<input type="checkbox"/> Storm Drainage Plan and Profile	IX-30	1	2								1				1	1	1								
<input type="checkbox"/> Water and Sewer Plan and Profile	IX-34	1	2	1		1					1	1	1	1	1										
<input type="checkbox"/> Roadway Plan and Profile	IX-28	1	2								1														
<input type="checkbox"/> Road Cross-Sections	IX-27	1	2																						
<input type="checkbox"/> Detail Sheet	IX-12	1	2																						
<input checked="" type="checkbox"/> Landscape Plan	IX-20	2	1	1																					
<input type="checkbox"/> Geotechnical Report	X-8	1	1							1															
<input type="checkbox"/> Final Drainage Report	X-5.6	1	2								1														
<input type="checkbox"/> Stormwater Management Plan	X-14	1	2								1										1				
<input type="checkbox"/> Phase I and II Environmental Report	X-10,11	1	1																						
<input type="checkbox"/> 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.

GENERAL PROJECT REPORT

July 6, 1994

This project is storage for classic cars. It is located at 587 N. Westgate Drive on 0.15 acres and the lot size is 50' x 130'.

The proposed use is private storage for personal cars (not for rental). It will be a benefit to the public to clean the property up and have the cars inside.

The building and useage will be conforming to current zoning. Current businesses in the area are boat repair and storage, hardwood floor sales, sports shop, and RV storage.

There is access off Patterson Road to N. Westgate Drive and Commercial Drive.

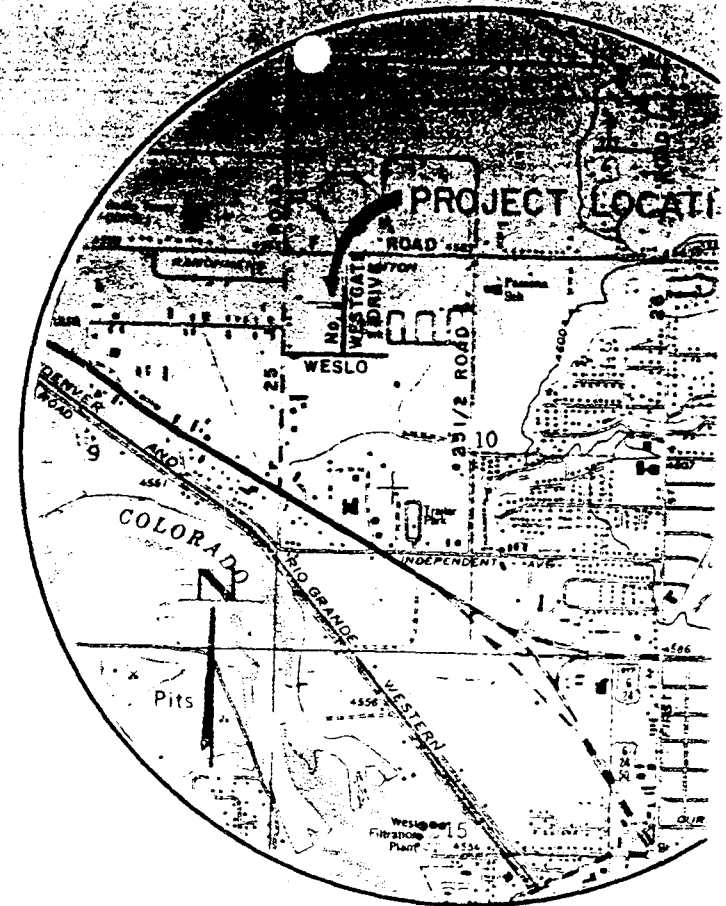
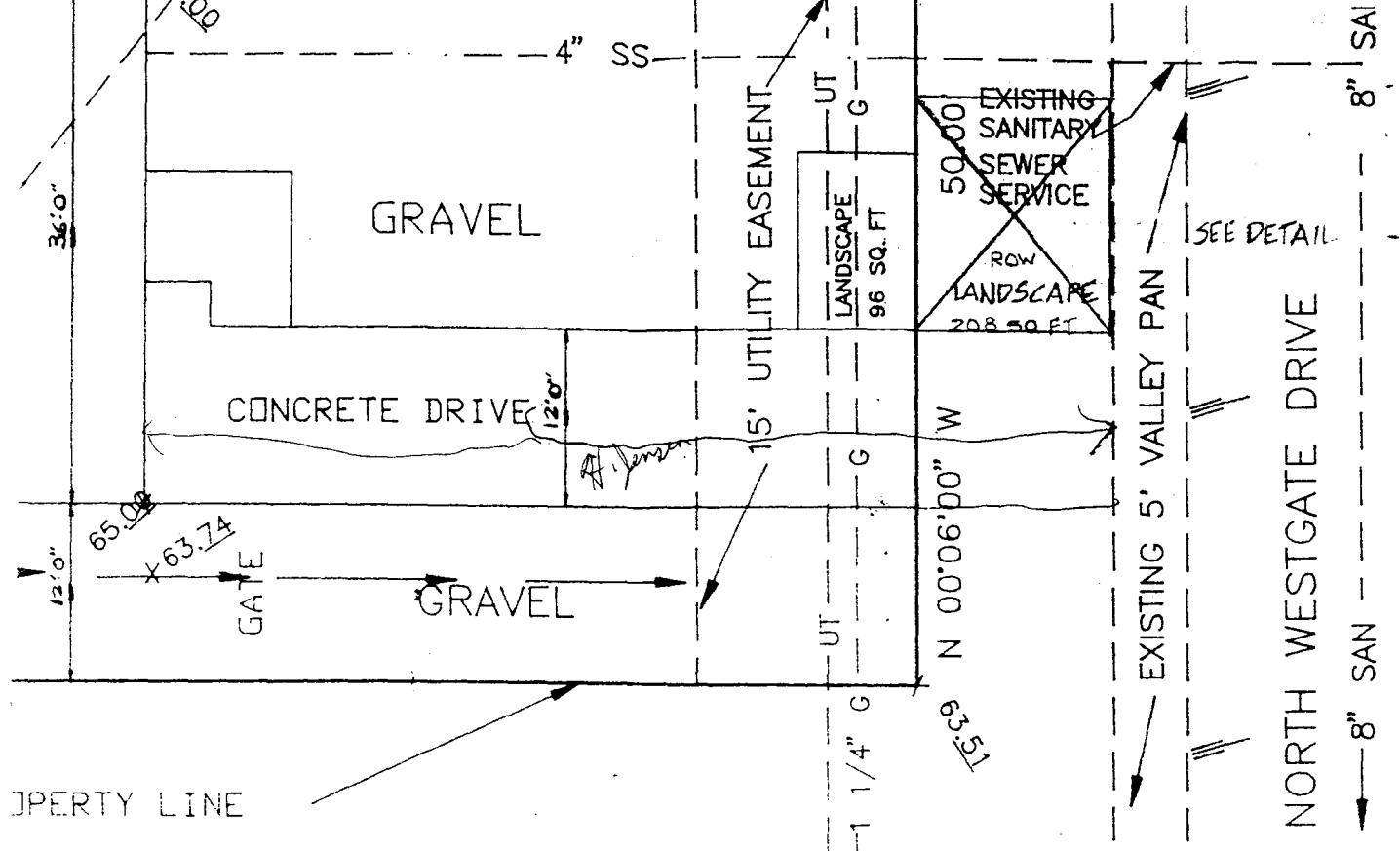
All utilities are available with paved street and curb and gutter. Public utilities are all existing.

Site soils and geology data are on the included map.

This is for private storage and no public use.

There will be no signs.

Need to develop as soon as possible.

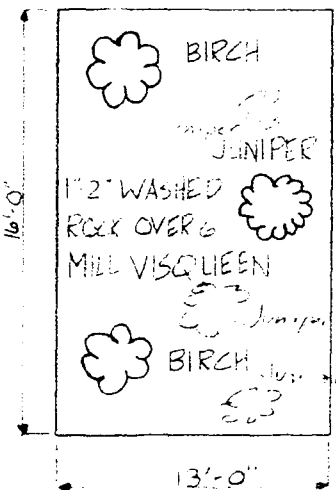
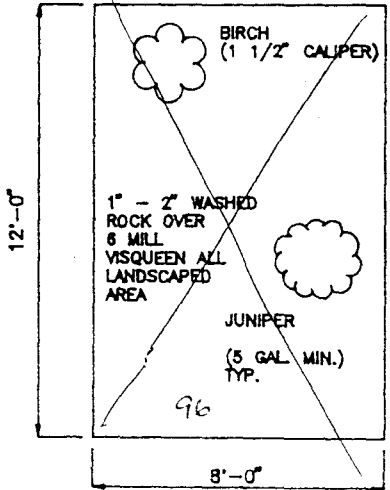
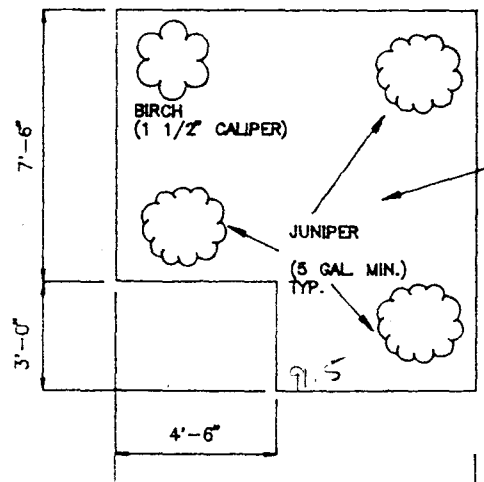


PROPERTY LINE

NOTE: ALL LANDSCAPED AREAS TO BE WATERED BY PRESSURIZED IRRIGATION

KEY MAP
 SCALE: 1" = 2000'

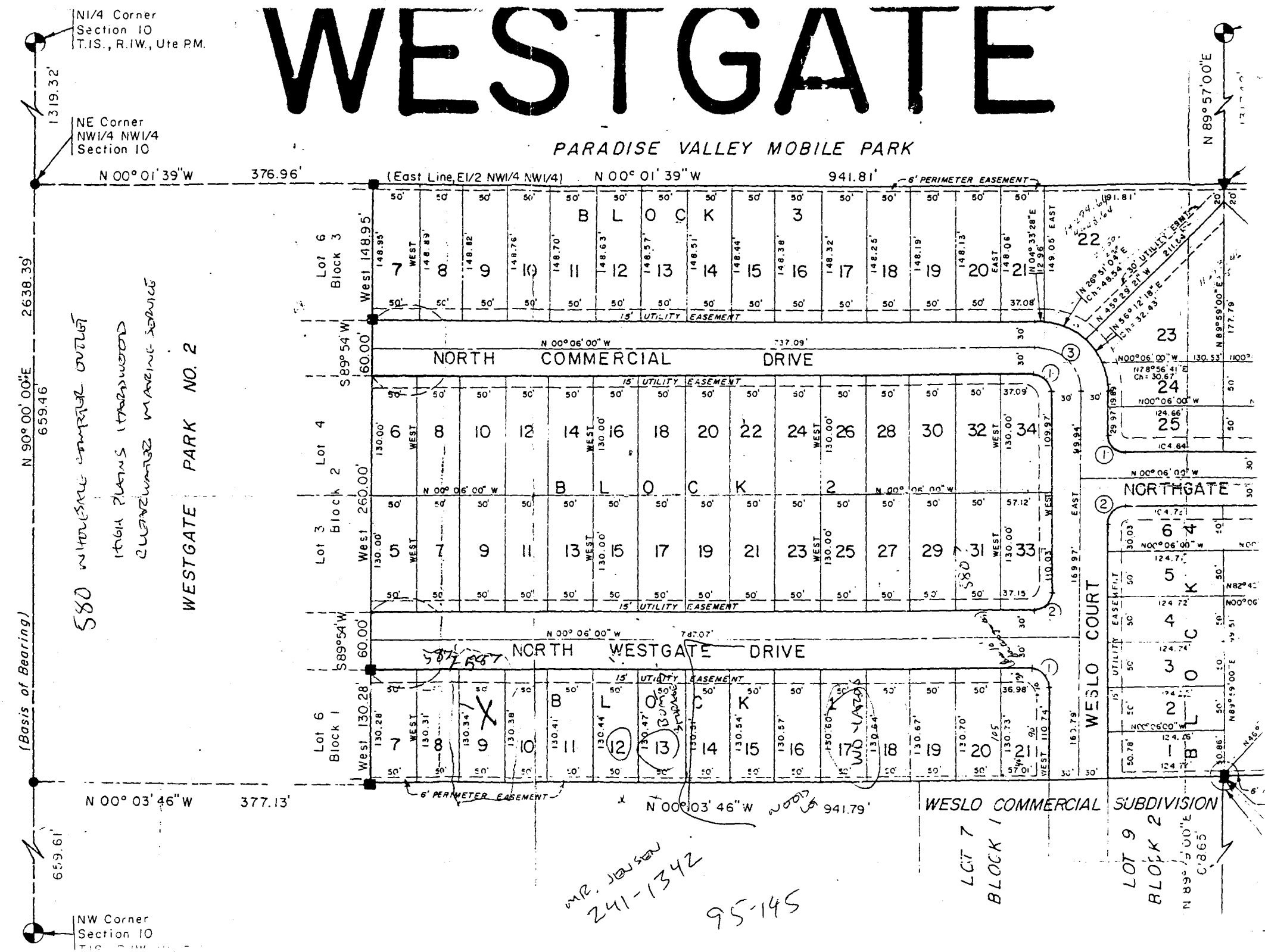
SEWER MAIN
 MAIN
 ROUND TELEPHONE



ACCEPTED
 ANY CHANGE OF SET

WEST GATE

PARADISE VALLEY MOBILE PARK



2580
WESLO
R

METAL TIRE WHEELS

580 mobile computer outlet
 other plans (hardware)
 24-hour mobile machine service

WESTGATE PARK NO. 2

MR. JOHNSON
 241-1342
 95-145

LOT 7
 BLOCK 1

LOT 9
 BLOCK 2

Top Left: N 90° 00' 00" E 659.46
 Bottom Left: N 00° 03' 46" W 377.13
 Right Side (Block 3): N 00° 01' 39" W 941.81
 Right Side (Block 2): N 00° 06' 00" W 787.07
 Right Side (Block 1): N 00° 03' 46" W 941.79
 Far Right: N 89° 57' 00" E 177.79

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-145

TITLE HEADING: Site Plan Review - Private Classic Car Storage

LOCATION: 587 North Westgate

PETITIONER: Leroy Jensen

241 - 1342 WK
245 - 7932 HM
HOWARD JENSEN

PETITIONER'S ADDRESS/TELEPHONE: 2313 I Road
Grand Junction, CO 81505
242-8610

PETITIONER'S REPRESENTATIVE: Wayne Lizer

STAFF REPRESENTATIVE: Mike Pelletier

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.

MESA COUNTY BUILDING DEPT. 8/23/95
Bob Lee 244-1656

Fire walls are required on north side of building. No other comments.

GRAND JUNCTION FIRE DEPARTMENT 8/25/95
Hank Masterson 244-1414

1. A fire flow survey is required for the proposed building - submit complete building plans to the Fire Department for this purpose and for our plan review.
2. Access is adequate as shown. Locations of existing hydrants are acceptable.

CITY UTILITY ENGINEER 8/31/95
Trent Prall 244-1590

No Comments.

CITY DEVELOPMENT ENGINEER 8/31/95
Jody Kliska 244-1591

Drainage Fee is ~~\$1,584.27~~ \$185.50 revised by Jody's E-mail 9/21/95
Transportation Capacity Payment if \$105.40.
A defined driveway is required - 40' wide maximum. Paving of the entire ROW frontage is not allowed.

CITY POLICE DEPARTMENT
Dave Stassen

8/31/95
244-3587

No Comments.

COMMUNITY DEVELOPMENT DEPARTMENT
Mike Pelletier

8/31/95
244-1447

See attached comments.

STAFF REVIEW

FILE: SPR-95-145
DATE: August 25, 1995
STAFF: Mike Pelletier
REQUEST: Site Plan Review - Car Storage
LOCATION: 587 N. Wstgare Dr.
ZONING: C-2

STAFF COMMENTS:

1. Code requires that the entire right-of-way of be landscaped (see 5-4-15-G). Also, increase the landscaping on the property to meet the required minimum of 75% of the first 5' along the front yard (see 4-2-14-C of the Code). Your front yard is 50', and 5' x 50' is 250 sq.ft. Therefore, the required landscaped area is 187.5 sq.ft. (75% of 250). Currently, the site plan shows 120 sq.ft., which is short by 67.5 sq.ft. In all landscaped areas, 30% of the area must be covered by living material (see 5-4-15-A).
2. Indicate on the plan what areas will be paved and what will be gravel. Code requires that all vehicle travel areas be paved while storage areas can be graveled (see 5-4-1-A-1).

CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: November 15, 1995

TO: File

FROM: Bill Nebaker *BN*
Senior Planner

SUBJECT: Change of Location

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Please note that approval was granted 11-15-95 to move this approval to lot 12 within the same subdivision. All other conditions apply.

R22 Jay Kuska; Kathy Portner

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 54208

DATE 1-26-96

PERMISSION IS HEREBY GRANTED TO Leroy Jensen TO OCCUPY THE

BUILDING SITUATED AT 583 1/2 North Westgate # SPR-95-145

LOT 12 BLOCK 1 FILING - SUBDIVISION WESTGATE PARK

TAX SCHEDULE NUMBER 2945-102-12-015

FOR THE FOLLOWING PURPOSE: Commercial storage Bldg.

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Harold Ogden

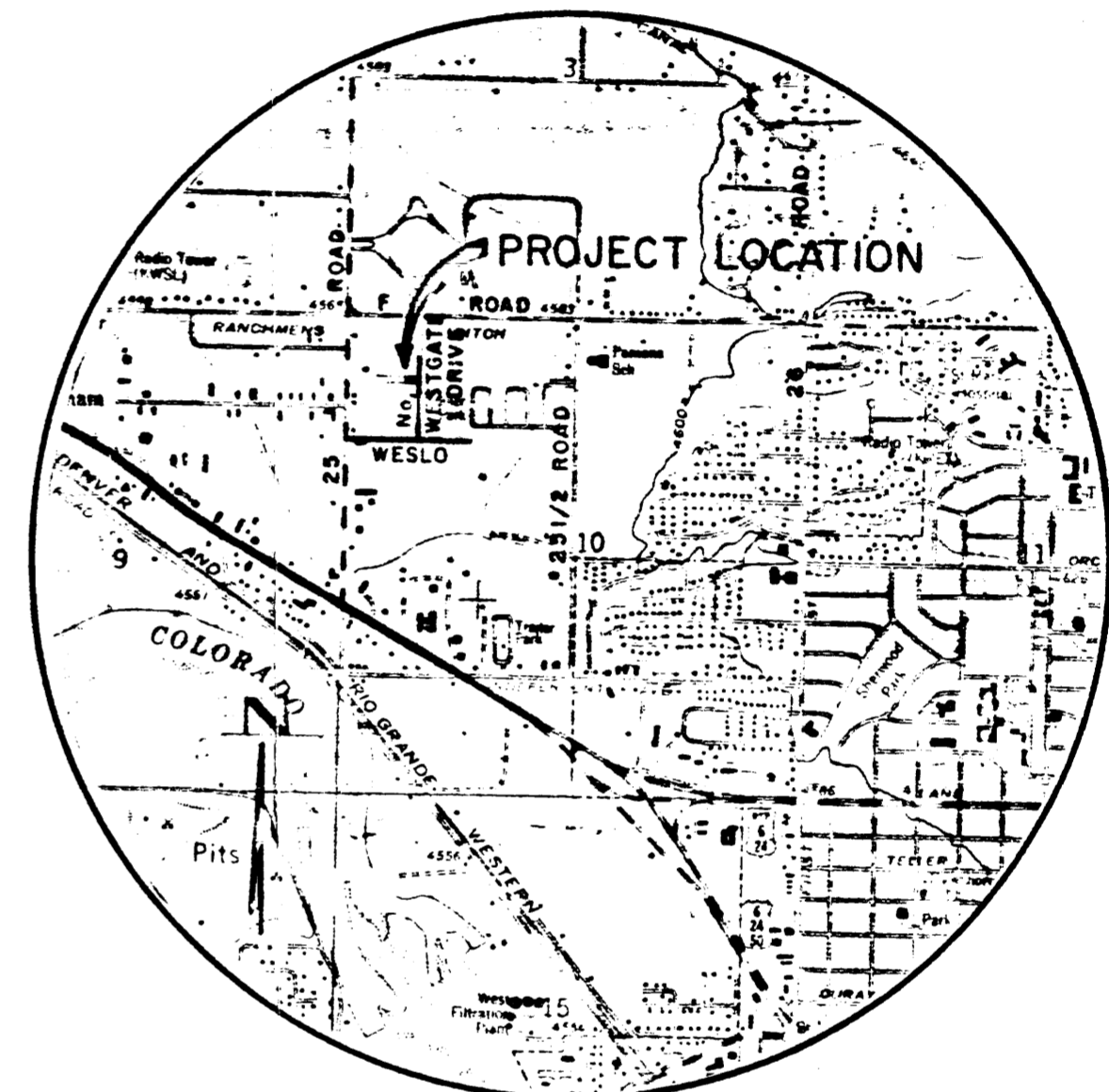
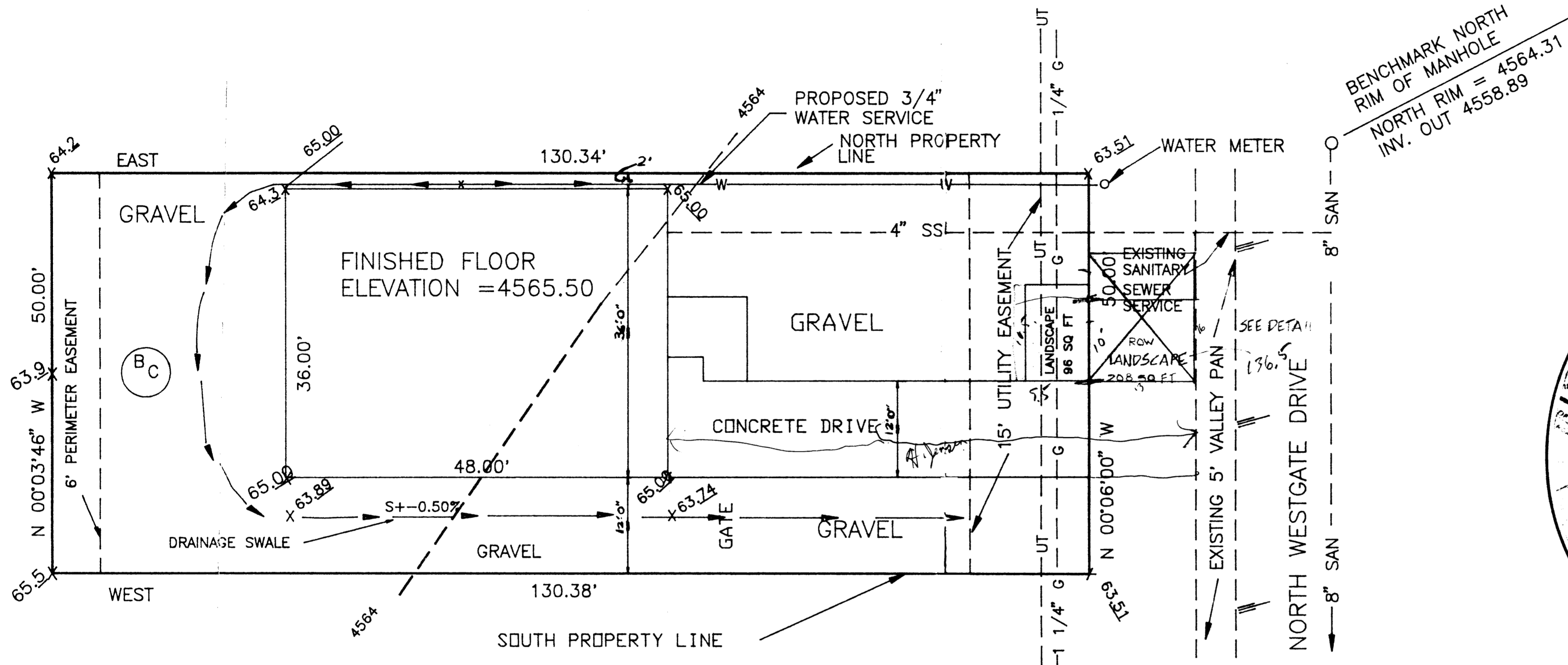
City Planning Bill Nebeker

To: Randy Booth
From: Bill Nebeker
Subject: Release of funds for Improvements Agreement
Date: 4/24/96 Time: 12:47PM

Please release and return \$300 to Howard Jensen for landscape improvements to a storage building on lot 12, block 1, Westgate Park; SPR-95-145. Development improvements agreement is dated 2-21-96. If you have any questions please call me at #1447. Thanks

DEVELOPMENT PLAN FOR A COMMERCIAL BUILDING

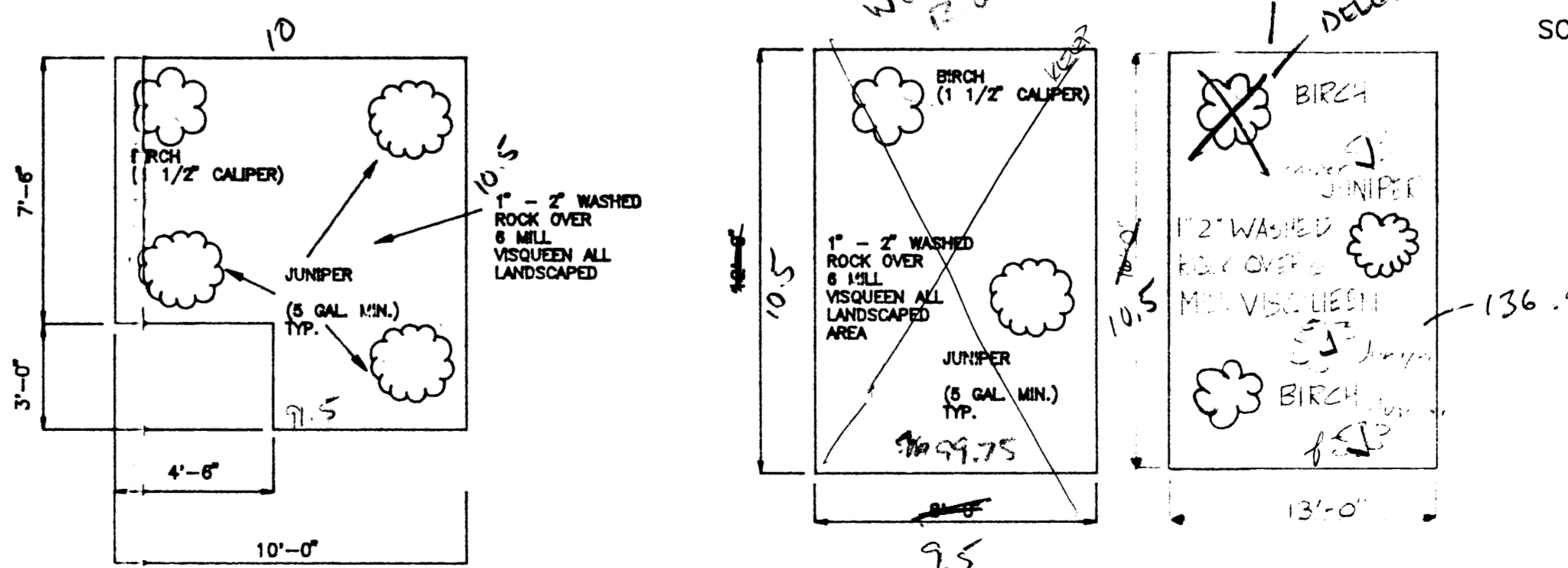
FOR JENSEN CONSTRUCTION
 LOT 12 BLOCK 1
 WESTGATE PARK
 583 1/2 NORTH WESTGATE DRIVE
 GRAND JUNCTION, COLORADO



NOTE: ALL LANDSCAPED AREAS TO BE WATERED BY PRESSURIZED IRRIGATION

LEGEND

- 8" SAN — EXISTING SANITARY SEWER MAIN
- 6" W — EXISTING WATER MAIN
- G — EXISTING GAS MAIN
- UT — EXISTING UNDERGROUND TELEPHONE
- — TRAFFIC FLOW
- M— EXISTING MANHOLE W/FLOW DIRECTION
- G— NEW GAS SERVICE
- SS— NEW SANITARY SEWER SERVICE
- W— NEW WATER SERVICE
- X 100.2 — EXISTING SPOT ELEVATION
- X 99.23 — FINISHED SPOT ELEVATION
- 4564 — EXISTING CONTOUR
- — CENTERLINE DRAINAGE SWALE
- — DRAINAGE FLOW ARROW
- — EDGE OF EXISTING ASPHALT
- ⊙ — ENTIRE SITE "BILLINGS SILTY CLAY LOAM"



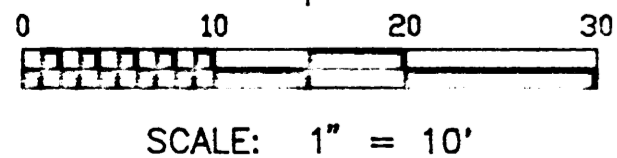
LANDSCAPING DETAILS

NOT TO SCALE

LANDSCAPE LEGEND

COMMON NAME	SCIENTIFIC NAME	QUAN	SIZE
PAPER BIRCH	BETULA POPYRIFERA	2	1 1/2" CAL.
YOUNGSTOWN ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS	4	1 1/2" CAL.

ACCEPTED *9/11/95* 11-16-95
 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.



DEVELOPMENT PLAN FOR A COMMERCIAL BUILDING
 FOR JENSEN CONSTRUCTION
 LOT 9, BLOCK 1,
 WESTGATE PARK
 587 NORTH WESTGATE DRIVE
 GRAND JUNCTION, COLORADO 81505

W.H. LIZER AND ASSOCIATES
 ENGINEERING CONSULTING AND LAND SURVEYING
 578 25 ROAD—UNIT 8
 GRAND JUNCTION, COLORADO

DATE: SEPT., 1995	PROJ. NO. 942911-4	SCALE: 1" = 10'	FILE NAME: WESTGATE	DRAWN BY: DP	CHECKED BY: W.H.L.
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