



# SUBMITTAL CHECKLIST

## CHANGE OF USE REVIEW

*B & H Sports*

Location: 599 Northgate Dr.

Type of Use: Warehouse to Retail

ITEMS	DISTRIBUTION																				TOTAL REQ'D.		
DESCRIPTION	<input type="checkbox"/> City Community Development	<input type="checkbox"/> City Dev. Eng.	<input type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City Sanitation	<input type="checkbox"/> City Fire Dept.	<input type="checkbox"/> City Police	<input checked="" type="checkbox"/> Water District - UTE	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	<input type="checkbox"/> Other								
• Application Fee \$ <u>50</u>	1																						
• Submittal Checklist * ✓	1																						
• Application Form* v ✓	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1								
• Review Agency Cover Sheet * ✓	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1								
• Planning Clearance* ✓	1																						
• Reduction of Assessor's Map ✓	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1								
• General Project Report ✓	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1								
• 11" x 17" Site Plan ✓	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1								
• <del>Sketch of Proposed Signage</del>	1																						
• Evidence of Title ✓	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1								

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

Date: 1/4/96  
Proposal: Additional Retail Space  
Location: 509 NORTHGATE DR.

Tax Parcel Number: 2945-102-12-008

Related Files: SPR-95-11

Additional ROW required? —

TCP/Adjacent Half street improvements? TCP as per eng

Revocable Permit required? —

State Highway Access Permit required? —

On-site detention/retention or Drainage fee required? —

Applicable Plans, Policies and Guidelines zoned code

Located in identified floodplain? FIRM panel # Yes - see previous file SPR-95-11

Located in other geohazard area? No

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? No

Avigation Easement required? No

Related Files: \_\_\_\_\_

# REVIEW COMMENTS

Page 1 of 1

FILE #COU-96-4.1

TITLE HEADING: Change of Use - Warehouse to Retail

LOCATION: 599 Northgate Drive

PETITIONER: B & H Sports

PETITIONER'S ADDRESS/TELEPHONE: 599 Northgate Drive  
Grand Junction, CO 81505  
245-6605

PETITIONER'S REPRESENTATIVE: Gus Carlson

STAFF REPRESENTATIVE: Michael Drollinger

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

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UTE WATER 1/9/96  
**Gary R. Mathews** 242-7491

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No objections.

CITY DEVELOPMENT ENGINEER 1/15/96  
**Jody Kliska** 244-1591

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Transportation Capacity Payment is \$599.64 based on the difference between the warehouse and retail rates.

COMMUNITY DEVELOPMENT DEPARTMENT 1/12/96  
**Michael Drollinger** 244-1439

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Parking provided meets Code. Space provided - 18; spaces required - 18.

CITY UTILITY ENGINEER 1/12/96  
**Trent Prall** 244-1590

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Please contact Utility Billing at 244-1580 for information regarding potential changes in Sewer Plant Investment Fees.

## STAFF REVIEW

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FILE: COU-96-4.1  
DATE: January 12, 1996  
STAFF: Michael Drollinger  
REQUEST: Change of Use Review  
LOCATION: 599 Northgate Drive  
ZONING: C-2

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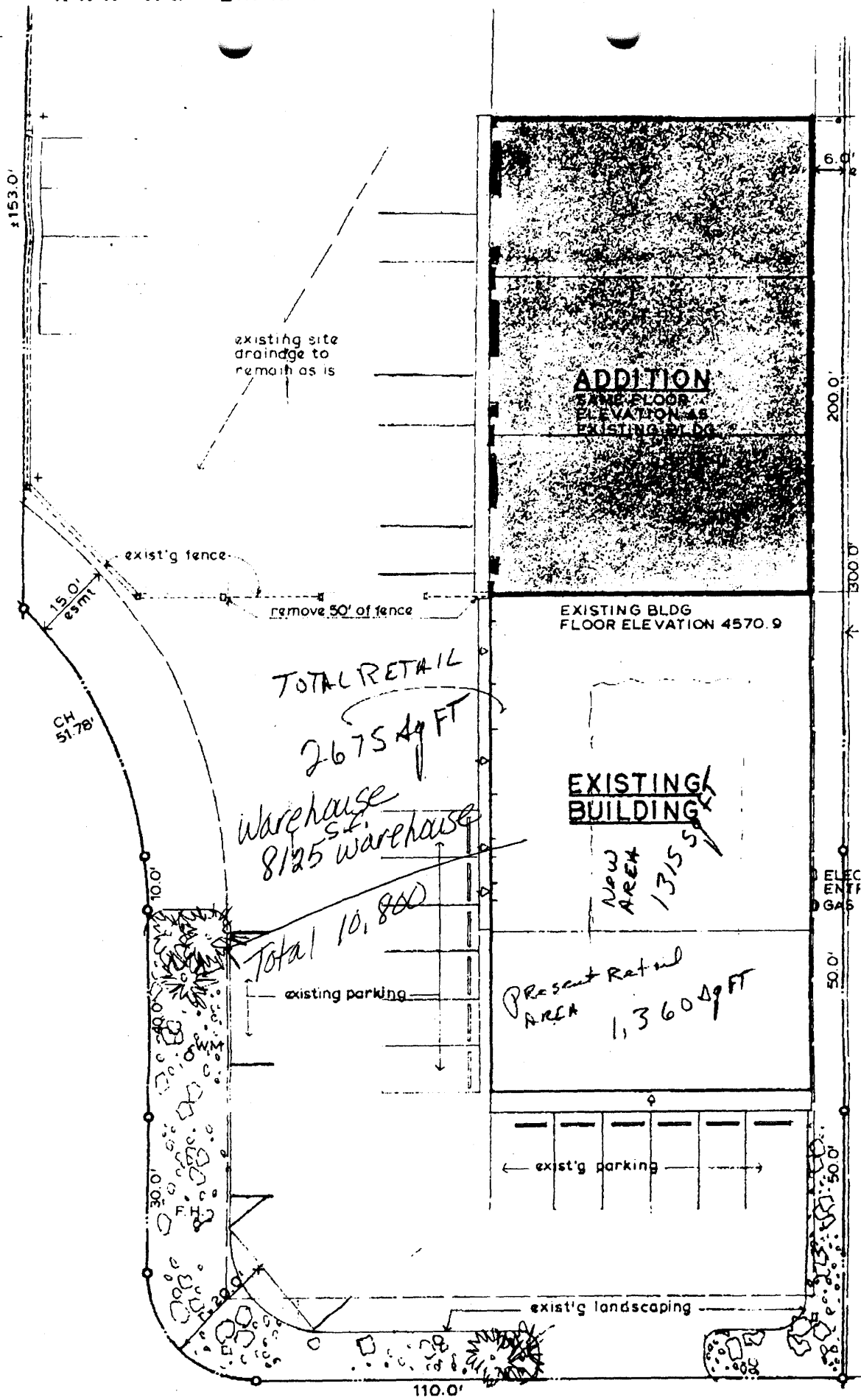
### STAFF COMMENTS:

1. Parking provided meets Code. Spaces provided: 18; spaces required: 18.
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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 AND/OR WITH REVISED PLANS, 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.



NORTHGATE DRIVE

# Table of Contents

File COU-1996-049

Name: Warehouse to Manufacturing OFC/Showroom - 1103 Winters Avenue

**P** **S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (\*\*) and will be found on the ISYS query system in their designated categories.

**r** **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.

**e** **n** Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.

**n** **d**

X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
X		Review Sheets
X		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
X	X	<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

X		Lease - 3/1/96			
X	X	Planning Clearance - 1/23/96 - **			
X	X	Improvements Agreement - **			
X	X	Release of Improvements - to be sent to City Clerk for retention and scanning - Bk 2257 / Pg 133			
X	X	Certificate of Occupancy - 2/29/96			
X	X	Release of Funds - 5/20/96			
X	X	Correspondence			
X		E-mail to release funds from Bill Nebeker - 8/6/96			
X	X	Proposed signage Plan			
X	X	Plot Plan			