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File COU-1996-042

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

P r e s e n t	S c a n n e d	<p>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.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. 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.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
X	X	*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

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			

DATE SUBMITTED: 1/12/96

CHANGE OF USE

DEVELOPMENT APPLICATION

PROPERTY OWNER: Patricia J. Shaffer

ADDRESS: 439 Lark Drive - Grand Junction, CO 81504

PHONE: (970) 523-1346

APPLICANT'S NAME: JPS Investments

ADDRESS: 439 Lark GJ 81504

PHONE: (970) 523-1346

LOCATION OF PROPERTY: 1103 Winters-Gr. Jct

TAX PARCEL #: 294523118005

EXISTING USE: WAREHOUSE

PROPOSED USE: COUNTER TOP MANUFACTURING IN ABOUT 50% of BUILDING

OTHER: BALANCE TO BE USED AS WAREHOUSE

FOR OFFICE USE ONLY

ZONE: _____ SETBACKS: F _____ S _____ R _____

SPECIAL CONDITIONS: _____

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL REQUIREMENTS. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Patricia J. Shaffer 1/12/96
Signature
Pres. JPS Investments dba
Quality In Counters

APPROVED BY: _____

DATE APPROVED: _____

Planning & Zoning

SUBMITTAL CHECKLIST

CHANGE OF USE REVIEW

4300 #

Location: 1103 Winters

Type of Use: Warehouse to Manufacture

of Counties

ITEMS	DISTRIBUTION																TOTAL REQ'D.											
	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Attorney	City Sanitation	City Fire Dept.	City Police	Water District	Sewer District	U.S. West	Public Service	GVRP	Other													
Date Received	<u>1-12-94</u>																											
Receipt #	<u>3357</u>																											
File #	<u>COU-96-4.2</u>																											
DESCRIPTION																												
● Application Fee <u>50⁰⁰</u>	1																											
● Submittal Checklist *	1																											
● Application Form * v	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance *	1																											
● Reduction of Assessor's Map <u>done</u>	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● General Project Report - <u>0</u>	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11" x 17" Site Plan <u>(done)</u>	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Sketch of Proposed Signage	1																											
● Evidence of Title <u>(Loan Agreement)</u>	1	1	1	1	1	1	1	1	1	1	1	1	1	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.

(* ① necessary lmo - hrs - # employees etc)

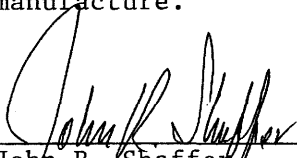
MEMO: 1/12/96

TO: COMMUNITY DEVELOPMENT DEPARTMENT
250 NORTH 5TH ST.
GRAND JUNCTION, CO 81501

FROM: John R. Shaffer, President
JPS Investments, Inc.
439 Lark Drive
Grand Junction, CO 81504

SUBJECT: GENERAL PROJECT REPORT

Project involves leasehold improvements to 4410 squ. ft. of total 8,100 squ. ft. metal warehouse building located at 1103 Winters. Purpose of project is to accomodate operation of counter-top manufacturing business, employing from 6 to 8 production people and 1 to 2 in office and showroom. Business hours from 8 to 5 Monday-Friday and 10to 3 Saturdays. Closed on Sundays. Building has been utilized as a warehouse for furniture, cabinets, and appliances since its construction in 1994. Owner's space remaining after new operation moves in will remain as warehouse storage. The leasehold improvements include: 100' partitioning, framing/sheetrocking/finishing/carpeting small showroom area, required electrical and plumbing (airlines) to accomodate manufacturing equipment, installation of 2 new firedoors, ducting, etc. for ventilation and dust removal equipment, and installation of equipment and tools required for the counter-top manufacture.

 1/12/96

John R. Shaffer
President
JPS Investments, Inc.
dba Quality In Counters

REVIEW COMMENTS

Page 1 of 2

FILE #COU-96-4.2

TITLE HEADING: Warehouse to Manufacturing /
Office / Showroom

LOCATION: 1103 Winters

PETITIONER: JPS Investments, Inc. dba Quality In Counters

PETITIONER'S ADDRESS/TELEPHONE: 439 Lark Drive
Grand Junction, CO 81501
523-1346

PETITIONER'S REPRESENTATIVE: Carl Vostatek

STAFF REPRESENTATIVE: Bill Nebeker

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

COMMUNITY DEVELOPMENT DEPARTMENT
Bill Nebeker

1/17/96
244-1447

1. Planter area near front door was never landscaped per approved site plan when the building was built. This area must be landscaped prior to occupancy. Either submit a plan on how it will be landscaped or use the one in file #109-93 which included:
 - 2 - 5 gallon pfizers
 - 5 - 3 gallon flowering yuccas
 - 1 - 1.5 inch caliper Russian olive tree
 - salt resistant grass and river cobblerockIndicate which option you will be using.
2. Code requires parking for one space per employee on the largest shift (10), plus 10% of total employee stalls for visitors (1), plus 1.5 spaces per 1000 square feet of showroom (1.5), plus one space for each vehicle used in operation of business. Are there are vehicles used in operation of business? Required parking is at least 13 spaces plus vehicles used in operation of business. All required parking must be paved. Parking spaces must be 18.5' X 9'. Revise site plan accordingly.
3. Lease agreement states that there is customer parking in front. None is shown on site plan. If it is proposed for the front, there is a conflict with the planting areas, doors and overhead doors. Where is your proposed customer parking?
4. Driveway on west side of building and required parking in rear must be paved, per the original approved site plan. Spaces shall be striped.
5. Sign permit shall be issued separately to a licensed sign contractor.

CITY FIRE DEPARTMENT

1/18/96

Hank Masterson

244-1414

The Fire Department has no problem with this proposal.

A Building Permit Clearance is required - petitioner must submit complete building plans to Fire Department for this clearance. A fire sprinkler system is required in this occupancy for unseparated areas over 2,500 s.f. in area. Petitioner must submit plans showing details of occupancy separation walls proposed to separate this occupancy into smaller areas.

CITY DEVELOPMENT ENGINEER

1/18/96

Jody Kliska

244-1591

1. Transportation Capacity Payment - No TCP is charged - new use is equivalent to prior use in terms of trip generation.
2. The site has some obvious restrictions in circulation because of the location of the utility pole on one side of the building and the telephone pedestal on the other. Relocation of at least one of these is required to provide clear access to the rear.
3. Current City standards require paving of required parking and circulation areas. This building was approved with gravel, however none exists. Placement of gravel in accordance with the original approved plan is required.

CITY UTILITY ENGINEER

1/19/96

Trent Prall

244-1590

Contact Utility Billing at 244-1580 for potential changes in fees.

TO: City of Grand Junction
Community Development Dept. (attn: Bill Nebeker, Sr. Planner)
250 North 5th St.
Grand Junction, CO 81504

FROM: John R. Shaffer, JPS Investments, Inc. dba Quality In Counters
on behalf of Patricia J. Shaffer, Owner @ 1103 Winters Ave.
439 Lark Dr. Grand Junction, CO 81504

RE: File # COU 96-4.2 @ 1103 Winters Avenue, Grand Junction, Co 81501
RESPONSE TO REVIEW COMMENTS OF 1/17-1/19:

Bill Nebeker, Planning:

1. We plan to landscape according to file # 109-93 for both planter boxes. Materials estimate (Bookcliff Gardens) is \$768 (copy attached). We will provide our own labor to install, as soon as Spring weather permits.
- 2,3,4. Regarding parking spaces and gravel, it was agreed between Bill, Jody Klisk, and myself that we would gravel the driveway on West side of bldg., the staging area behind building along its width and 60' back, and the area to accommodate 9 10'X20' parking spaces adjoining the staging area on the South. At this time, no gravel along East side of building required nor any landscaping. Based upon code, the 9 parking spaces are more than adequate for the 7 employees and 190 sq. ft. showroom, and no non-employee vehicles for business operations.
5. Sign to be done by Sign Designs. Sign Designs to obtain permit directly.

Hank Masterson-Fire Inspector:

1. cc of Bldg. Permit Clearance from Fire Dept. attached, indicating requirement for certain fire extinguishers and a fire suppressor unit on spray booth. These two requirements will be complied with prior to occupancy of QIC, and commencement of their operations.

Judy Kliska, City Deveopment Engineer:

1. N/A
2. Following discussions of myself, Jody and Jon Price of Public Service, it was determined by Jody that the pole would not have to be moved. The pole has not impeded access to the West side drive since the building was built and that driveway used.
3. Regarding parking and gravel, please refer to 2.,3.,4. in response to Bill Nebeker.

Trent Prall, City Utility Engineer:

1. Potential changes in fees are none, according to my call to Utility Billing.

Remarks: Gravel placement (and/or asphalt millings placement) and landscaping will be undertaken as soon as weather permits and prior to occupancy by QIC or we will enter into agreement (ie: Developments Improvement Agreement) with City to complete these improvements as weather allows. The fire suppression unit will be installed on spray booth before its use at this location. Required fire extinguishers will also be installed prior to occupancy.

John R. Shaffer 1/22/96

UTIL
ASSESSMENT

CONCRETE PAVING

PLANTING
AREA

PLANTING
AREA

25'-0"

GRAVEL

BUILDING

QUALITY
IN COUNTERS
AREA

90'-0"

21'-0"

90'-0"

20'-0"

210'

N 00°13'05"W 294.05' m/l

GRAVEL

GRAVEL

N 00°13'05"W 294.05' m/l

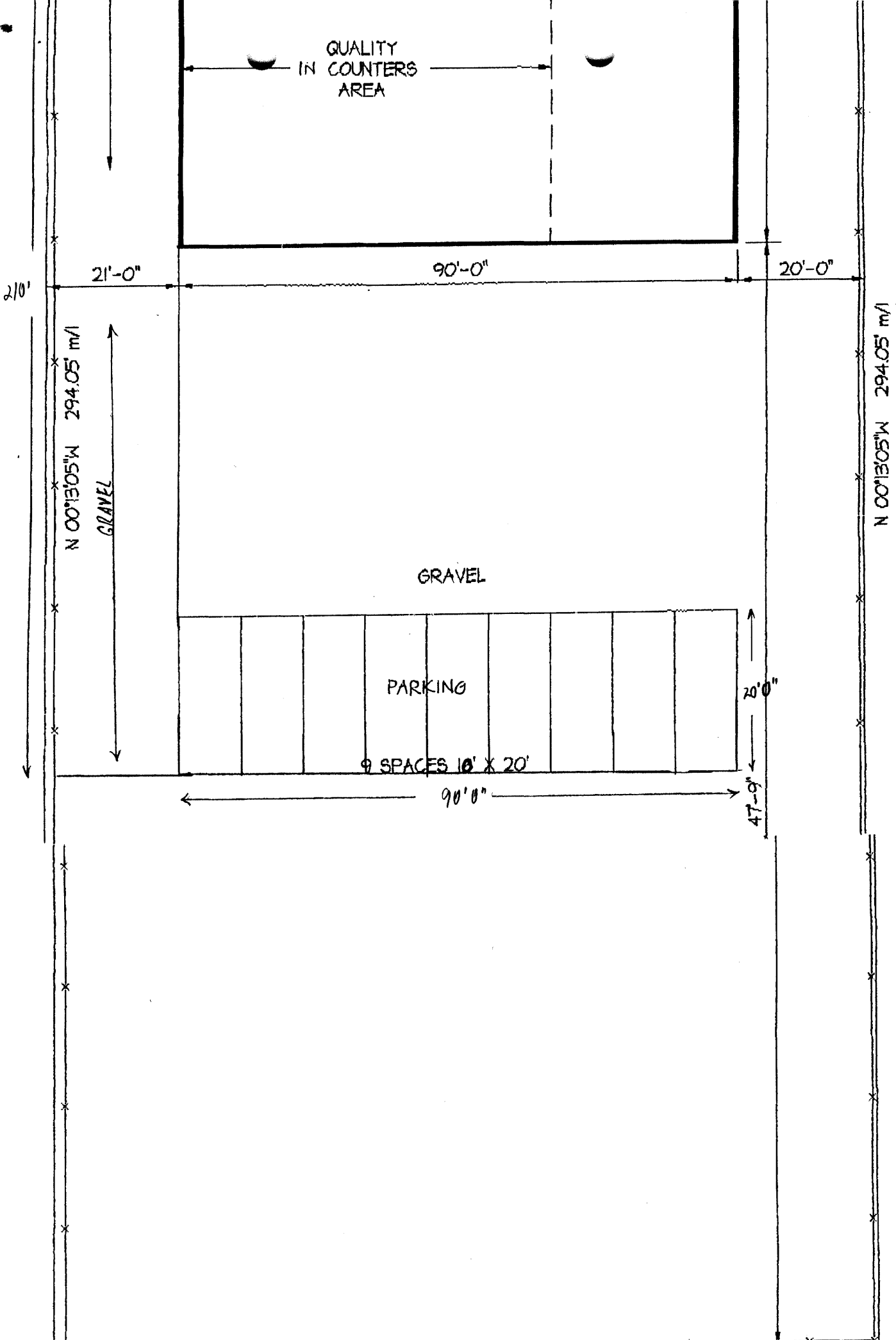
PARKING

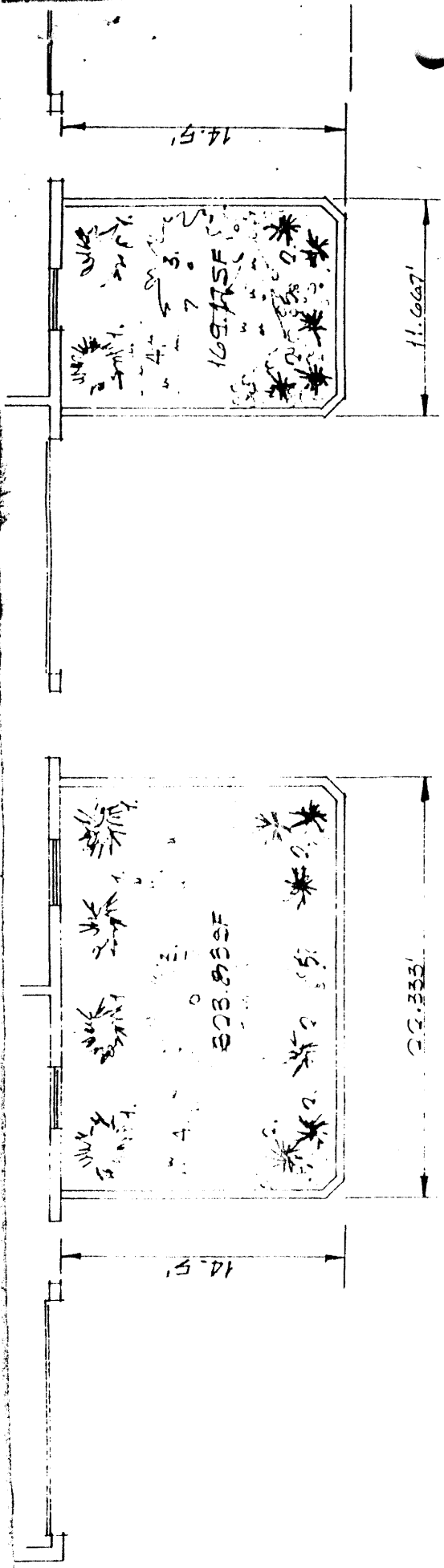
9 SPACES 10' X 20'

20'-0"

90'-0"

47'-9"





PLANTING

1/8" = 1'-0"

REQUIRED:

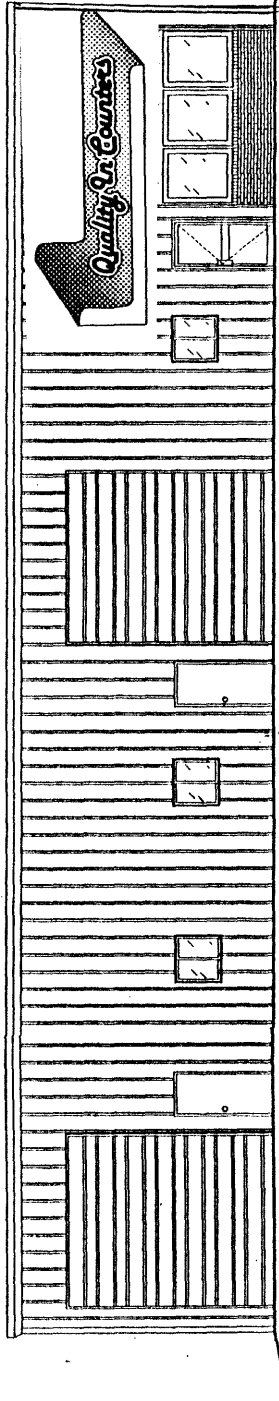
$150.00' \times 5.0' \times 0.75 = 490.95 \text{ SF}$

INDICATED:

$14.5' \times 22.333' = 503.833 \text{ SF}$
 $14.5' \times 11.667' = 169.17 \text{ SF}$ = 493.0 SF.

PLANTS:

1. PRITZERS (5 GAL. SIZE)
2. FLOWERING YUCCA (3 GAL. SIZE)
3. RUSSIAN OLIVE 1/2" TRUNK
4. SALT RESISTANT GRASSES
5. WASHED 3" x 4" RIVER COBBLES



NORTH ELEVATION
SCALE: 1" = 4'-0"

**GRAND JUNCTION FIRE DEPARTMENT
BUILDING PERMIT CLEARANCE FORM**

RECEIVED:

DATE

1/19/96

FEE

25⁰⁰

TIME

PAID

1103 Winters Ave
JOB LOCATION

John R. Shaffer 245-3419
CONTACT NAME/PHONE

Quality In Counters
BUSINESS NAME

mfg
BUILDING USE

DATE
COMPLETE

1. FIRE FLOW SURVEY

- a) Site Plan
- b) Building Plan
- c) Construction Type _____

2. *SEE NOTE #1*
FIRE PROTECTION SYSTEM

- a) Hydraulic Calculation
- b) System Prints
- c) Components Parts List

3. FIRE ALARM SYSTEM

- a) Wiring Diagram
- b) System Components List

4. OTHER

- a) PLAN REVIEW

5. REQUIRED PERMITS

- a) _____
- b) _____
- c) _____

* See requirements under specific permit

6. NO REQUIREMENTS

**1) PLANS FOR AUTOMATIC FIRE SUPPRESSION SYSTEM FOR SPRAY BOOTH MUST BE SUBMITTED TO FIRE DEPT. FOR OUR REVIEW/ APPROV.*

2) PLACE TWO 4-A:40B:C FIRE EXTINGUISHERS IN EAST SIDE SHOP AREA AND THREE 4-A:40B:C FIRE EXTINGUISHERS IN WEST SIDE SHOP AREA.



Hank Masterson
Completed By

1-19-96
Date

2:30
Time

Data Input

BOOKCLIFF GARDENS

755 - 26 F
 GRAND JUNCTION, CO 8
 PHONE: (970) 242-

22 JANUARY, 1996

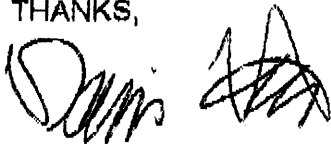
JOHN SHAFFER
 QUALITY IN COUNTER
 241-4720

ESTIMATE TO PROVIDE LANDSCAPING MATERIALS AS PER REQUEST:

#	DESCRIPTION	SIZE	UNIT	TOTAL
11	YUCCA	5 GAL	24.95	\$274.45
6	SPREADING JUNIPER	5 GAL	24.95	149.70
2	RUSSIAN OLIVE	1 1/2"	75.00	150.00
				<u>\$574.15</u>
	LESS 10% DISCOUNT			<u>(57.42)</u>
				\$516.73
	5 CU. YDS. WASHED COBBLE		25.00	125.00
	DELIVERY			12.50
	500 SQ. FT. WEED BARRIER FABRIC		.1175	<u>58.75</u>
				\$712.98
	SALES TAX			<u>55.26</u>
				\$768.24

I HOPE THIS IS WHAT YOU NEED. PLEASE CALL ME IF YOU HAVE ANY QUESTIONS.
 OUR FAX NUMBER IS 242-0941.

THANKS,



DENNIS HILL
 NURSERY MANAGER

COU -96-4.2

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 54805

DATE 2-29-96

PERMISSION IS HEREBY GRANTED TO Quality in Counters TO OCCUPY THE

BUILDING SITUATED AT 1103 Winters

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER _____

FOR THE FOLLOWING PURPOSE: int. remodel

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

INSPECTOR Michael Mosley

City Planning Bill Nehh

To: Bobbie Paulson
From: Bill Nebeker
Subject: Release of Funds
Date: 5/20/96 Time: 8:39AM

Announcement:

John Shaffer of Quality in Counters has partially fulfilled his agreement for improvements at 1103 Winters Avenue (COU-96-4.2. Driveway and rear parking areas have been graveled. Please release \$850. Send funds to: Quality in Counters; 1103 Winters Ave, GJ, CO 81501. If you have any questions please call me at #1447 or just turn your head 68 degrees to the left and talk to me. Thanks



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

July 11, 1996

John R. Shaffer
Quality in Counters
1103 Winters
Grand Junction, CO 81501

RE: Required Landscaping for Site at 1103 Winters; COU-96-4.2

Dear John:

Please advise me ASAP as to when your landscaping will be installed for your building at 1103 Winters Ave. The City is holding \$350 for the guaranteed installation of this landscaping. If you do not reply by August 1, 1996 we will proceed to have the landscaping installed at your expense.

Please also note that Section 5-4-15F requires that all landscaping shall be maintained in a healthy condition. Plants which die or are unhealthy shall be replaced.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Bill Nebeker". The signature is written in a cursive style.

Bill Nebeker
Senior Planner



Western Slope's Countertop Professionals

(970) 242-7421
(970) 242-8943 Fax

1103 Winters
Grand Junction, CO 81501

FAX COVER SHEET

TO: Bill Nebeker, Sr. Planner
Grand Jct. Community Dept.

DATE: 7/15/96

FROM: John Shaffer, Q.I.C.

PAGES: 1
(Including Cover Sheet)

SUBJECT: 7/11 Letter - re: Required Landscaping - 1103 Winters

Dear Bill -

We received your 7/11 letter (re: landscaping) today. Our plans are to have the landscaping completed by August 1st.

- Please advise if any questions.

Regards -



August 6, 1996

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

John R. Shaffer
Quality in Counters
1103 Winters
Grand Junction, CO 81501

RE: Required Landscaping for Site at 1103 Winters; COU-96-4.2

Dear John:

I site checked your landscaping at 1103 Winters Ave. yesterday and found it to be acceptable. The two trees were a little smaller than the 1.5 inch caliper required on the site plan and I didn't see any salt resistant grass but new trees or grass will not be required to be replanted. I noticed that the shrubs and particularly the trees were very dry. Even though drought resistant shrubs and trees were planted, they need watering until they take hold. If the trees and/or shrubs die due to lack of maintenance they will be required to be replanted. Please take proper steps to protect your landscaping investment.

I've notified administration that your \$350 guarantee be returned. You should be receiving a check next week some time. As part of the landscaping guarantee a Memorandum of Improvements Agreement and Guarantee was recorded against your property. If you desire that a Release of Improvements Agreement & Guarantee be recorded I will need a \$6 recording fee. I've enclosed a copy of the form that will be recorded. Please make check payable to the Mesa County Clerk and Recorder and send to our office to my attention. I will record the form after I receive your check.

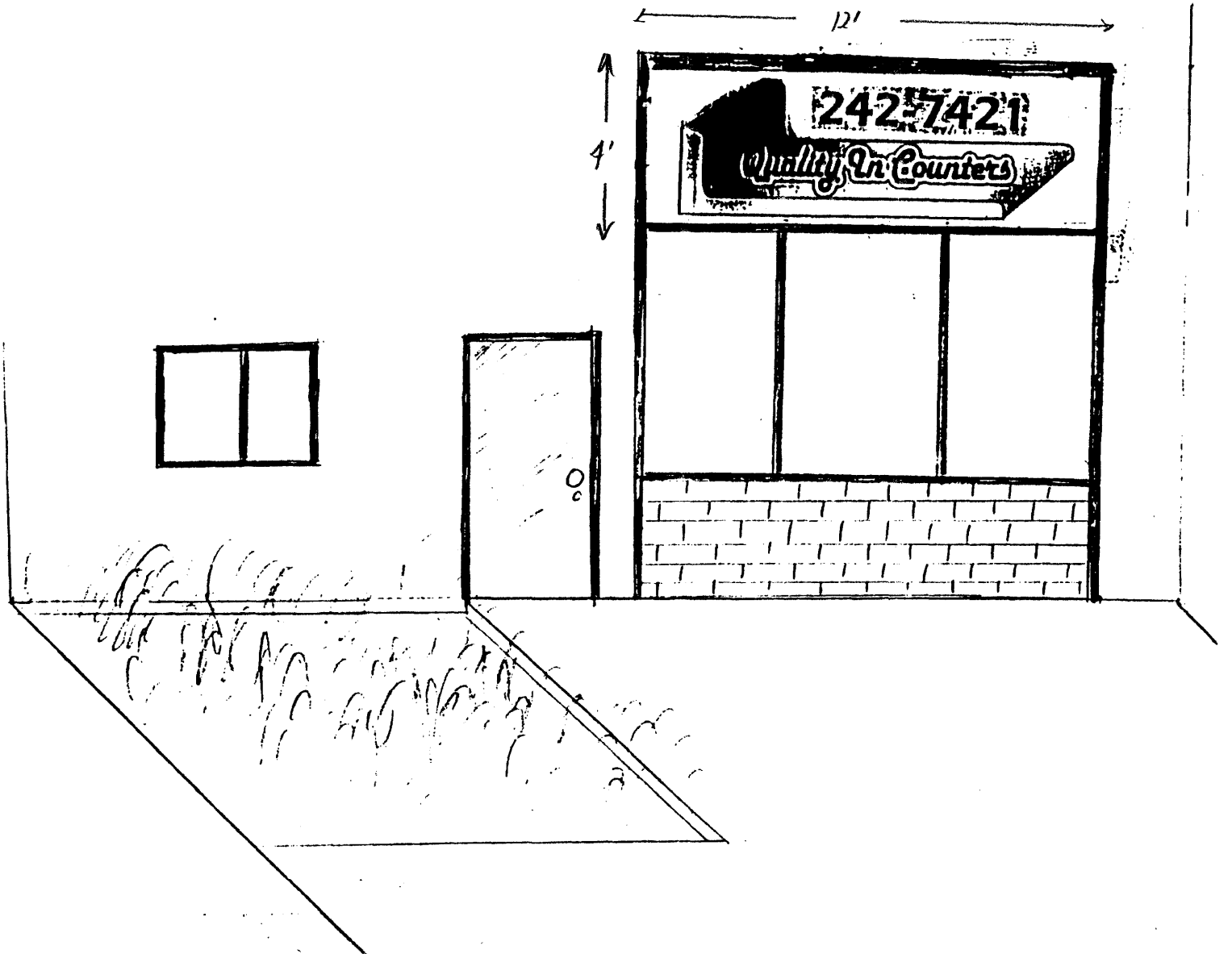
If you have any questions please call me at 244-1447.

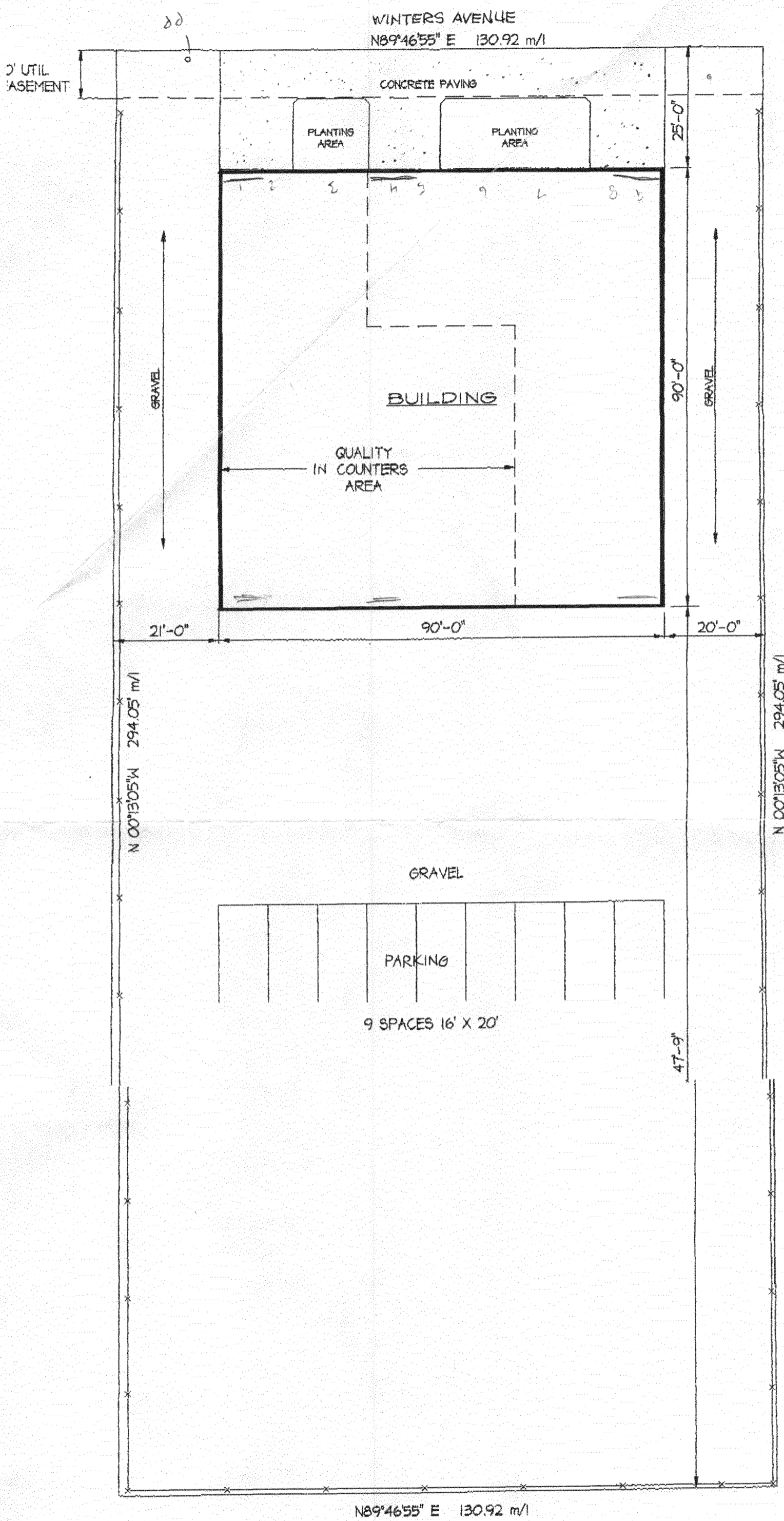
Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

PROPOSED SIGNAGE- 1103 Winters Ave.





PLOT PLAN

SCALE: 1" = 20'-0"