

DATE SUBMITTED: 1-5-96

CHANGE OF USE

DEVELOPMENT APPLICATION

PROPERTY OWNER: GILBERT M. KRANE

ADDRESS: 617 20 ROAD, GRAND JUNCTION CO 81503

PHONE: (970) 242-4990

APPLICANT'S NAME: DT SWISS BIKE TECHNOLOGY USA, INC.

ADDRESS: 2493 INDUSTRIAL BLVD, GRAND JUNCTION, CO. 81505

PHONE: (970) 242-2332

LOCATION OF PROPERTY: 2493 INDUSTRIAL BLVD, GRAND JUNCTION, CO 81505

TAX PARCEL #: 2745-091-02-015

EXISTING USE: BATHING CABE / VACANT

PROPOSED USE: WAREHOUSE / DISTRIBUTION / LIGHT FABRICATION OF BICYCLE SPARES

OTHER: _____

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.

Paul J. Cook
Signature

APPROVED BY: _____

DATE APPROVED: _____

DT SWISS BIKE TECHNOLOGY USA, INC.

Change of Use Review Application

Use History

Location: 2493 Industrial Blvd.

Jan. 1, 1994 to Dec. 31, 1995:

Ballpark Batting Cages

1993

Vacant

- 1992

Jim Paris Tires

SUBMITTAL CHECKLIST

OFF 25 RD
S OF F

CHANGE OF USE REVIEW

Location: 2493 Industrial

Type of Use: _____

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 <i>Blag. Dept.</i>
Date Received <u>1-24-96</u>																
Receipt # <u>3417</u>																
File # <u>COU-96-4.5</u>																
DESCRIPTION																
● Application Fee <u>\$50.00</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	
○ Sketch of Proposed Signage	1															
● Evidence of Title	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

Post-It® Fax Note 7671

To: BANKER Date: 1/2/96 # of pages: 1

Co./Dept: F. A. COLEY From: Chilla

Phone #: 243-2896 Co.: DT-USA

Fax #: _____

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

DT SWISS BIKE TECH. USA

Facsimile

To: Community Development Dept. of Grand
Junction c/o Kathy Portner
@ Fax: (970) 244-1599
From: Jeff Chillag
Date: Monday, November 27, 1995 @ 9:17 AM
Re: Description of DT production process.
Pages: 1, including this

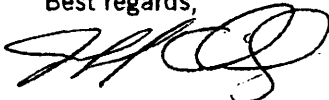
Hello Kathy,

This is the description of the production and packaging process that will take place ~~at the proposed location~~ in Grand Junction, as per your request.

- 1) Spools of 18/8 stainless steel wire are warehoused @ a weight of 500kg each.
- 2) Spools are loaded on machine.
- 3) Wire is straightened, threaded, cut to desired length, bent, and headed to DT's exacting specifications.
- 4) A light oil that is used in the production process is then removed from the spokes by the use of a solvent.
- 5) Product is then packaged into various sized cardboard boxes. Sizes ranging from the 100 size to the 3000 size.
- 6) Product for the most part will be shipped to the U.S.A., Canada, and South America.
- 7) Other DT products, Hugi hubs, Shine-it, Clean-it, Degrease-it, and a variety of tools will be warehoused. DT will possibly increase it's product line in the near future.

If there is any problem with DT conducting these activities at this proposed location or if you need further information please contact me ASAP. This is very important because we plan to sign our agreements for this property 11/29/95.

Best regards,



Jeff Chillag
DT USA

FAXED

REVIEW COMMENTS

Page 1 of 2

FILE #COU-96-4.5

TITLE HEADING: Batting Cages to Warehouse /
Distribution / Light Manufacturing

LOCATION: 2493 Industrial Boulevard

PETITIONER: DT Swiss Bike Technology USA, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 2493 Industrial Boulevard
Grand Junction, CO 81505
242-9232

PETITIONER'S REPRESENTATIVE: Paul Aieta

STAFF REPRESENTATIVE: Bill Nebeker

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

MESA COUNTY BUILDING DEPARTMENT 1/26/96
Bob Lee 244-1656

The existing building must be made to comply to the building code for the new use. We require 2 sets of sealed plans for our review. Please allow 10-15 days for our plan review and permit issuance.

GRAND JUNCTION FIRE DEPARTMENT 1/31/96
Hank Masterson 244-1414

Petitioner must submit an inventory and a Material Safety Data Sheet for the solvent used to remove oil during the manufacturing process. Also submit a description of the process and equipment used in this process.

A floor plan of the building showing details of the manufacturing, warehouse and fabrication areas is also required.

GRAND JUNCTION POLICE DEPARTMENT 2/1/96
Dave Stassen 244-3587

This proposal causes no concerns for the Police Department. I would recommend a C.P.T.E.D.

COMMUNITY DEVELOPMENT DEPARTMENT 2/5/96
Bill Nebeker 244-1447

No comment.

CITY DEVELOPMENT ENGINEER 2/6/96
Jody Kliska 244-1591

No Transportation Capacity Payment required.

CITY UTILITY ENGINEER

2/8/96

Trent Prall

244-1590

1. Please contact Dan Tonello with the Industrial Pretreatment Section (244-1589) at the Persigo Sewer Treatment Plant for industrial waste review.
2. Please contact Utility Billing at 244-1580 for information regarding Sewer Plant Investment Fees. All applicable fees must be paid prior to issuance of a building permit.

PRESS RELEASE

DT SWISS BIKE TECHNOLOGY USA, INC.

2135 E. MAIN ST. GRAND JUNCTION, CO 81501 TEL: 242-9232 FAX: 244-8918

DT BIKE TECHNOLOGY AG, a Swiss manufacturer of bicycle components, will open a new warehouse, distribution, and light fabrication facility in Grand Junction this coming spring. DT is the industry leader in the high-quality segment of bicycle spokes, supplying major bicycle companies such as Trek, Cannondale, Specialized, and many others. According to company president Marco Zingg, capacity limitations in Switzerland and the desire to better service U.S., Canadian and South American customers have necessitated this move. This expansion represents DT's first production venture outside of Switzerland. DT's largest US distributor in the aftersales market, Bicycle Parts Pacific, is located in Grand Junction and was instrumental in attracting DT to the area, and DT received support from the Mesa County Economic Development Council.

"MCEDC is very pleased about DT's expansion to Grand Junction. Its product is a perfect fit for our community's passion with outdoor recreation, especially biking", commented Betty Bechtel, Chair of MCEDC. "We appreciate Bicycle Parts Pacific's involvement, and the City of Grand Junction's approval of a \$5,000 incentive in support of this new employer's expansion decision."

The new US division, DT SWISS BIKE TECHNOLOGY USA, INC. (DT USA for short), will employ 5-7 people at startup with an annual payroll of approximately \$150,000. General Manager Paul Aieta will have the assistance of Jeffrey Chillag (Production Manager) and Jennifer Taylor (Administrative Assistant) until production begins in the spring, at which time they will be looking to hire Machine Operators and Quality Assurance Inspectors. Positions will be advertised before the end of the year or early next year.

DT USA will be moving to a 12,000 square foot facility to house four highly specialized spoke machines, 7-10 million spokes, and offices. The new location is at 2493 Industrial Blvd (formerly Ballpark Batting Cages). DT USA will utilize local shipping companies for incoming and outgoing deliveries and will host national and international guests periodically through the year.

TO: PAUL ETTE

S-31-96

FROM: BILL NEBEKER (244-1447)

2 PAGES

REVIEW COMMENTS

Page 1 of 2

FILE #COU-96-4.5

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Grand Junction, CO 81505
242-9232

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STAFF REPRESENTATIVE: Bill Nebeker

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#3A

SITE NOTES PAGE 2

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1/26/96

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3B

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1/31/96

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2/1/96

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244-3587

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COMMUNITY DEVELOPMENT DEPARTMENT

2/5/96

Bill Nebeker

244-1447

No comment.

CITY DEVELOPMENT ENGINEER

2/6/96

Jody Kliska

244-1591

No Transportation Capacity Payment required.

CITY UTILITY ENGINEER
Trent Prall

#1

2/8/96
244-1590

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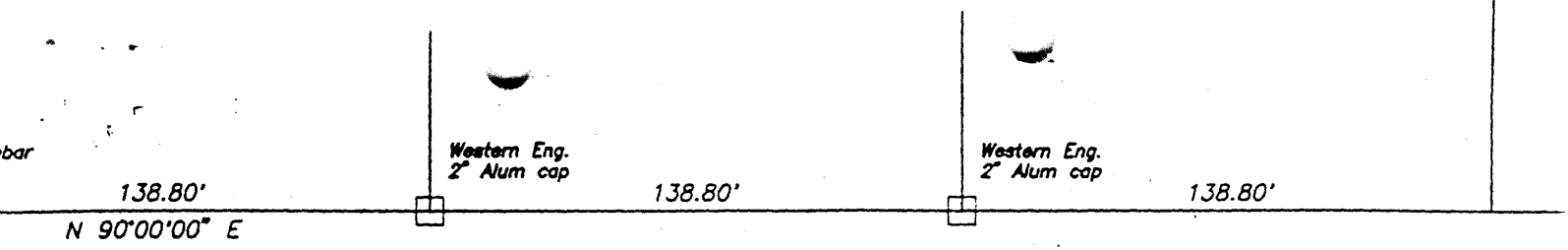
MUST BE PAID AT THE ~~TIME~~ TIME YOU RECEIVE PLANNING CLEARANCE FROM OUR DEPT.

#2. COME INTO OUR OFFICE AT 250 NO. 5TH ST. AND GET PLANNING CLEARANCE. BRING CHECK MADE PAYABLE TO CITY OF GRAND JUNCTION FOR FEE, IF ANY, FOR #2 ABOVE.

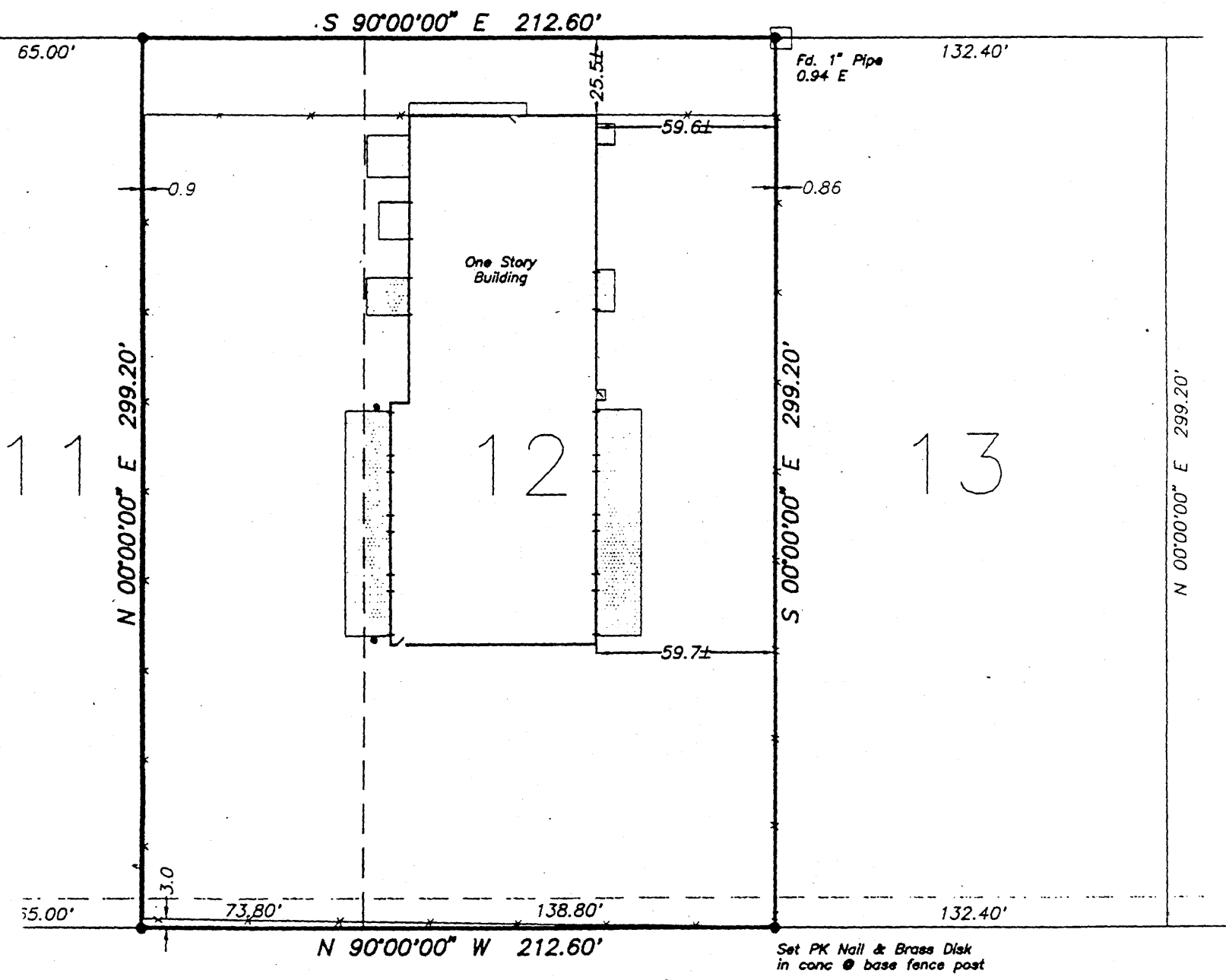
#3 TAKE PLANNING CLEARANCE TO ~~THE~~ BUILDING DEPT. TO GET A BUILDING PERMIT. I SUGGEST YOU CALL BOB LEE AT THE BUILDING DEPT AND HANK MASTERSON AT THE FIRE DEPT FIRST, BEFORE GOING THERE.

CALL ME AT 244-1447 IF YOU NEED FURTHER ASSISTANCE. BILL NERBERGER

FAX 244-8978
PHONE 242-9232



INDUSTRIAL BLVD.

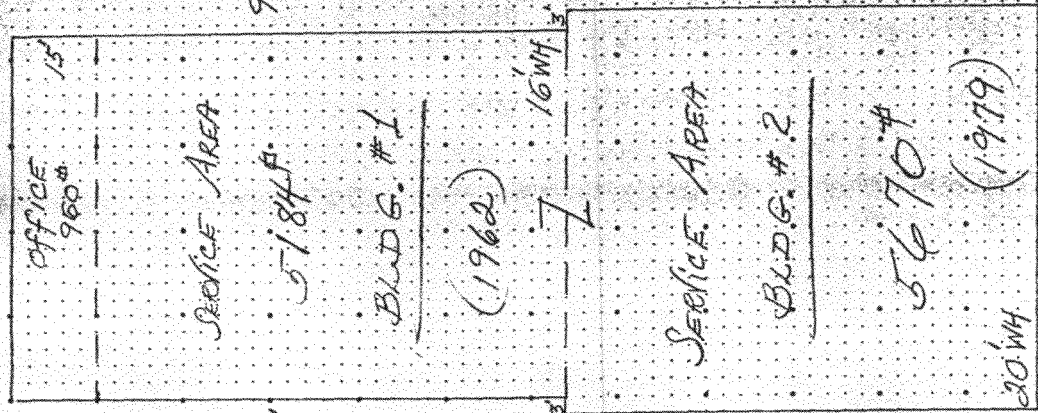
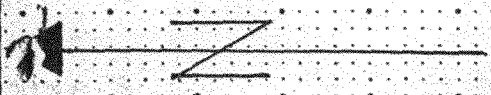


West Mesa Court

Twenty-Five Road Subdivision

SCALE 1" = 30'

2493 INDUSTRIAL BLDG.



64'

OFFICE 960 #1

15'

SERVICE AREA

5184#

BLDG. #1

(1962)

16' WH

96'

96'

BLDG. #2

5670#

(1979)

20' WH

81'

81'

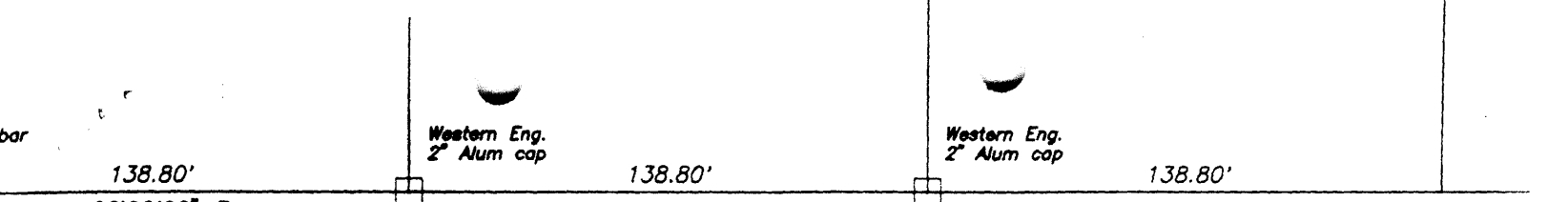
70'

PER. FACTOR: 1.027
WH FACTOR: 1.041

6144#
288LF

PER. FACTOR: 1.045
WH FACTOR: 1.133

5670#
270LF

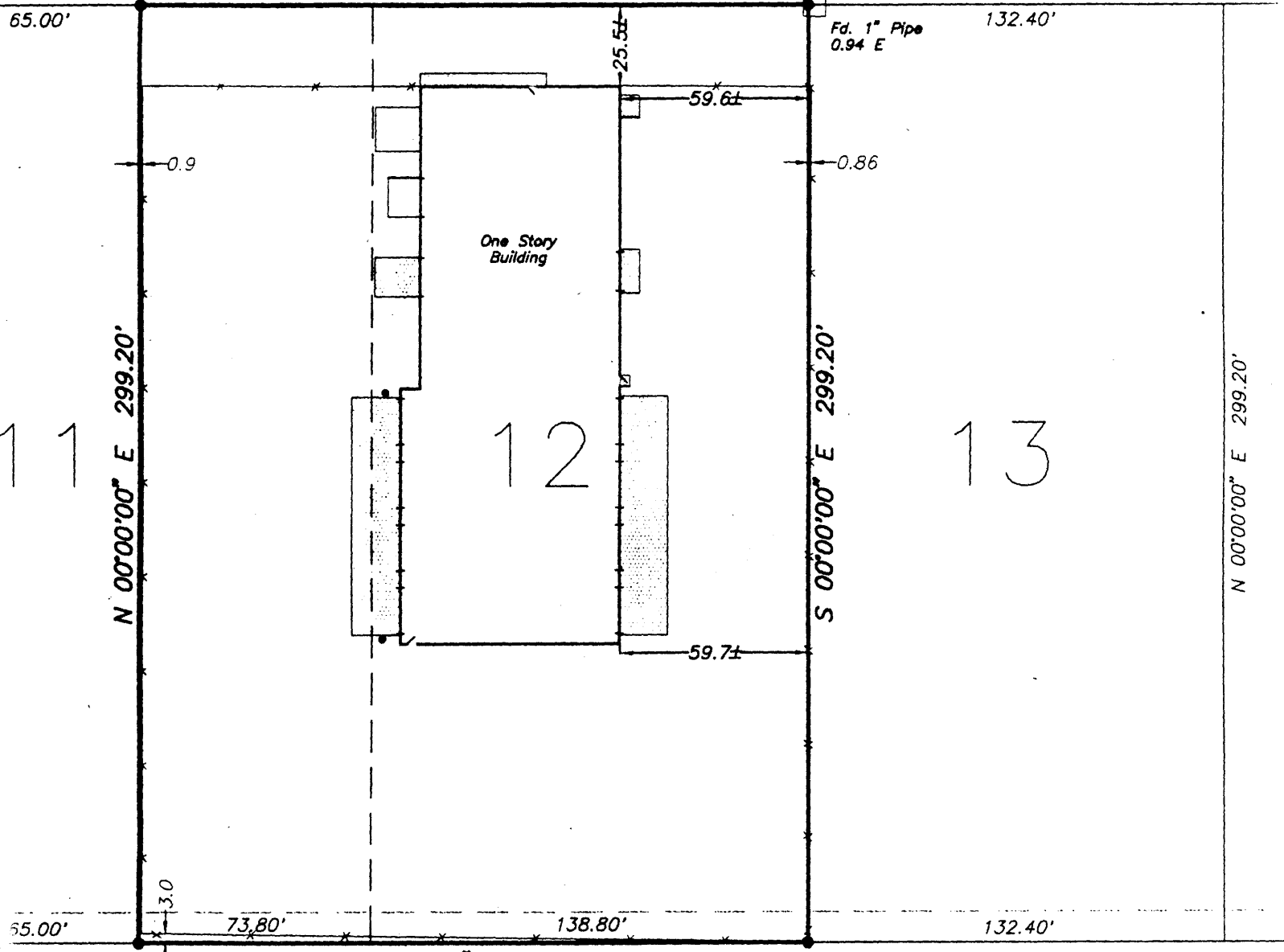


Western Eng.
2" Alum cap

Western Eng.
2" Alum cap

INDUSTRIAL BLVD.

S 90°00'00" E 212.60'



Fd. 1" Pipe
0.94 E

One Story Building

11

12

13

Set PK Nail & Brass Disk
in conc @ base fence post

West Mesa Court

Twenty-Five

Road Subdivision

3

2