

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 751 Horizon Ct

Project Name: Skyline Bldg Add'n

ITEMS		DISTRIBUTION																				TOTAL REQ'D.						
DESCRIPTION	SSID REFERENCE	● 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		○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51	
● Application Fee	VII-1	1																										
● Submittal Checklist *	VII-3	1																										
● 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	1	1	1	1
● Planning Clearance *	VII-3	1																										
● 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	1	1	1	1
● Evidence of Title	VII-2	1		1			1																					
○ Deeds	VII-1	1		1			1																					
○ Easements	VII-2	1	1	1	1		1																					
○ Avigation Easement	VII-1	1		1			1																					
○ ROW	VII-2	1	1	1	1		1																					
○ Improvements Agreement/Guarantee *	VII-2	1	1	1			1																					
○ CDOT Access Permit	VII-3	1	1																									
○ Industrial Pretreatment Sign-off	VII-4	1		1																								
● 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	1	1	1	1
○ Elevation Drawing	IX-13	1	1																									
● 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	1	1	1	1
○ 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	1	1	1
○ Grading and Drainage Plan	IX-16	1	2										1							1								
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1											
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1						1	1	1	1	1											
○ Roadway Plan and Profile	IX-28	1	2									1																
○ Road Cross-Sections	IX-27	1	2																									
○ Detail Sheet	IX-12	1	2																									
● Landscape Plan	IX-20	2	1	1																								
○ Geotechnical Report	X-8	1	1								1																	
○ Final Drainage Report	X-5,6	1	2									1																
○ Stormwater Management Plan	X-14	1	2									1								1								
○ Phase I and II Environmental Rerpot	X-10,1	1	1																									
○ Traffic Impact Study	X-15	1	2																	1								

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

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PRE-APPLICATION CONFERENCE

Date: 8/28/95
Conference Attendance: Mike Pelletier / Robert Gross
Proposal: Addition to Skyline Building
Location: 251 Horizon Court Grand Jct.
Tax Parcel Number: 2701-364-26-033
Review Fee: 130
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required?
Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Audrey Ann Haisfield, Pres.
Signature(s) of Petitioner(s)

Robert Gross
Signature(s) of Representative(s)

P R O J E C T S T A T E M E N T

DATE: January 31, 1996

TO: City of Grand Junction
 Community Development Department
 250 North 5th Street
 Grand Junction, CO 81501
 (970) 244-1430

PROJECT: Skyline Building Addition
 751 Horizon Court
 Grand Junction, CO 81506

OWNER: A.L.H. Holding Company
 Contact: Haisfield
 435 West Main Street
 Aspen, CO 81611-1615

This project involves the addition of 5,400 SF entry/office space to the north side of the existing Skyline Building located at 751 Horizon Court in Grand Junction. The purchase of nearby Lot 20 has been made in order to accommodate the requirements for additional parking. Landscaping/lighting of the new parking lot and re-landscaping of the existing property will adhere to the requirements set forth in the Grand Junction Zoning & Development Code, and will be done along with construction on the addition which is scheduled to start Spring/Summer 1996.

If there are any question involving this project please contact my office at (970) 245-9654.

SINCERELY,

ROBERT GREGG
ARCHITECT

file: SKY.pro

REVIEW COMMENTS

Page 1 of 1

FILE #SPR-96-18

TITLE HEADING: Skyline Building Addition

LOCATION: 751 Horizon Court

PETITIONER: ALH Holding Company

PETITIONER'S ADDRESS/TELEPHONE: 435 West Main
Aspen, CO 81611
925-8297

PETITIONER'S REPRESENTATIVE: Robert Gregg

STAFF REPRESENTATIVE: Kristen Ashbeck

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

MESA COUNTY BUILDING DEPARTMENT

2/2/96

Bob Lee

244-1656

Existing building may be approaching the maximum size based on type of construction and occupancy. Construction type is IIH. Exiting of existing building will have to be addressed. Need to submit 2 sets of sealed plans for our review. Please allow 5-10 working days for plan review.

GRAND JUNCTION FIRE DEPARTMENT

2/7/96

Hank Masterson

244-1414

1. The Fire Department has no problems with this proposal.
2. Submit complete stamped building plans to the Fire Department for our review and approval. Upon completion of our plan review, a Building Permit Clearance Form will be issued. A copy of this form is required by the building department before they issue a building permit.

CITY DEVELOPMENT ENGINEER

2/14/96

Jody Kliska

244-1591

1. Transportation Capacity Payment is \$2,160.
2. Please provide information on the drainage - what is existing, where will runoff from the proposed new parking area go? Are there any existing stormwater facilities? Please show grades or spot elevations on the drawing.
3. Parking lot lighting - Section 5-5-1(f-2-I) requires a lighting plan with an isofootcandle diagram indicating the level and extent of proposed lighting.

COMMUNITY DEVELOPMENT DEPARTMENT

2/15/96

Kristen Ashbeck

244-1437

See attached comments.

PARKING / CIRCULATION

Need to better delineate existing/proposed parking on plan and in summary table. Some of the existing area appears to be proposed (northwest corner).

A total of 130 parking spaces is required for the total square footage of office space (existing and proposed). 127 spaces are provided. Must provide a minimum of 6 handicapped spaces (none shown). If balance of parking requirement is to be met utilizing parking adjacent to the site (e.g. in Southwest Cafe parking lot), a 20-year lease for spaces is required. Must also illustrate that the restaurant still has enough parking for its use.

Also need evidence of an access agreement between the Skyline lot and the property to the north (Southwest Cafe).

Dumpsters must be relocated if parking circulation is to function properly.

New parking spaces along the northwestern edge of the large lot must have concrete curbing and plan must show drainage of this area.

Need to show curb cut for access to lot in between the building and the new parking lot.

Indicate removal of parking spaces in front of the building (6 spaces + 1 handicapped being removed).

LANDSCAPING

Need to better delineate existing/proposed landscaping on plan.

Need a summary table of proposed landscaping indicating species, number and planting size of each type of plant. Minimum planting size is 5 gallons for shrubs, 1-1/2" caliper for deciduous trees, and 6 feet for coniferous trees.

Add a note to plan to read: "An underground, pressurized irrigation system is required for all landscaped areas."

What is ground surface under proposed plantings? grass? rock? Label on plan.

DRAINAGE

Drainage of site, particularly the new parking area, must be addressed. Refer to Development Engineer comments.

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