

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: _____

Project Name: _____

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 <i>61</i>	○ 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 \$ <i>100.00</i>	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
● 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
● 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
○ 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
○ 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
○ 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-10,11	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.

PRE-APPLICATION CONFERENCE

Date: 1-15-96
Conference Attendance: BILL NEBEKER JOE ZANBERLE ED H
Proposal: 40 x 60 BUILDING AND BODY WORK
Location: LOTS 16, 18, BLOCK 2 WESTBATE

Tax Parcel Number: _____
Review Fee: \$100

(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? _____
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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

February 23, 1996

General Project Report

RE: New building project
Alpine Paint & Body Center
585 North Commercial Drive
Grand Junction, CO

The proposed new building will be a steel-framed structure with colored metal wall and roof panels. The front of the building will house an office reception area and public restroom, with handicapped access.

The building will be occupied by son-in-law, Tony Nassour, owner and operator of Alpine Paint & Body, with one employee. The hours of operation are, Monday-Friday, 7:30 a.m - 5:30 P.M., and on Saturday from 8:00 a.m. - 12:00 noon.

The front of the property will accommodate parking and xeriscaped areas. The northern and southern sides of the building will accommodate driveways to security fenced rear parking and storage areas.

Joe A. Zangerle



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

January 10, 1997

Joe A. Zangerle
589 Eastbrook
Grand Junction, CO 81504

RE: Alpine Paint & Body; 585 N. Commercial; Building Permit #55718; SPR-96-039

Dear Joe:

The County Building Department has submitted the Certificate of Occupancy for Alpine Paint and Body Shop at 585 N. Commercial Drive, for our final review and sign off. A site inspection revealed that the following improvements as shown on the approved site plan still need to be installed/constructed:

1. split rail fence missing from all landscaped areas
2. landscaped area missing from northeast corner of site *OK W. M. 1/20 5-21-97*
3. wheel chocks (barriers) missing
4. handicapped parking not striped
5. gravel not laid on north side of building; has gravel been laid in the rear?
6. landscaping change is okay (an extra tree installed instead of two bushes)

Please make these improvements to the site and call me for a final inspection. The certificate of occupancy cannot be signed until all improvements are installed OR a monetary guarantee is made to guarantee these improvements at a later date.

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

c: Larry Creasman
County Building Dept.

To: Bill Nebeker, Marcia Rabideaux
From: Jody Kliska
Subject: SPR-96-39
Date: 3/13/96 Time: 9:04a

The TCP is revised to \$960.00.

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-39

TITLE HEADING: Alpine Paint & Body Shop

LOCATION: 585 N Commercial Drive

PETITIONER: Joe Zangerle

PETITIONER'S ADDRESS/TELEPHONE: 589 Eastbrook
Grand Junction, CO 81504
434-4836

STAFF REPRESENTATIVE: Bill Nebeker

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

CITY FIRE DEPARTMENT 2/29/96
Hank Masterson 244-1414

1. The Fire Department has no problems with this proposal.
2. Submit complete building plans to the Fire Department for our review and approval. A Building Permit Clearance Form will be issued upon completion of our plan review. The Building Department requires a copy of this form before issuing a building permit.

GRAND JUNCTION DRAINAGE DISTRICT 2/29/96
John L. Ballagh 242-4343

The site is in the Drainage District. The nearest Grand Junction Drainage District facility is the Buthorn Drain, a large open ditch. The Buthorn Drain flows from east to west/southwest along a line about 3/8 mile south of the lots in question.

MESA COUNTY BUILDING DEPARTMENT 2/29/96
Bob Lee 244-1656

No comments.

CITY DEVELOPMENT ENGINEER 3/12/96
Jody Kliska 244-1591

1. Transportation Capacity Payment - \$1,680.00.
2. The drainage is adequately addressed by retaining on site.
3. All required parking is required to be paved. It appears two additional required spaces must be paved. The petitioner may want to relocate the building further from the street to accommodate the required parking in the front, otherwise the circulation area to get to the rear spaces which are required must be paved.

CITY COMMUNITY DEVELOPMENT 3/12/96
Bill Nebeker 244-1447

See attached comments.

Staff Comments - Bill Nebeker
Alpine Paint & Body - 585 North Commercial
SPR-96-39
3-12-96

Comments:

1. Required parking and maneuvering areas must be paved. (6 spaces required) The driveway on the north side of the building and at least two of the parking spaces and needed maneuvering area in the rear must be paved. An alternate would be to move the building back an additional 9' so all of the required parking is in front of the building.
2. A minimum 20' apron of paving should be in front of each rear overhead door.
3. Revise note on plan, stating that bushes shall be minimum 5 gallon in size.
4. An underground pressurized irrigation system is required for all landscaped areas. A note stating this shall be placed on the site plan. (I suggest that the two landscape areas with only one bush, just be decorative bark so these areas don't have to be irrigated.)
5. An instrument to combine lots 16 and 18 together as one lot shall be signed and recorded prior to final site plan approval. This form is available at the counter. A \$11 fee (check payable to Mesa County Recorder's Office) is required for recording.
6. A key to the gate must be made available to the City Sanitation crews, or the business must be open when they collect trash in this area, or the trash dumpster must be located outside the fence.

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 55718

DATE 12-20-96

PERMISSION IS HEREBY GRANTED TO Larry Creasman TO OCCUPY THE

BUILDING SITUATED AT 585 N. Commercial dr.

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-102-13-017

FOR THE FOLLOWING PURPOSE: Auto Body repair and paint shop bldg.

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

INSPECTOR Howard O'neal

City Planning Bill Nellu 5.21.97

File Close-out Summary

File #: SPR-1996-039

Name: Alpine Paint & Body

Staff: Bill Nebeker

Action: C of O signed 5-21-97

Comments: landscaping and site improvements installed almost according to site plan

File Turned In: 5-21-97

SPR 96-39

ACCEPTED *Bill Nell*
 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.

Revised 5-3-96

PREPARED BY: J. ZANERLE DATE: 02-21-96

TITLE: OWNER REVISIONS: REV #1

PHONE: 434-4836

VENDORS

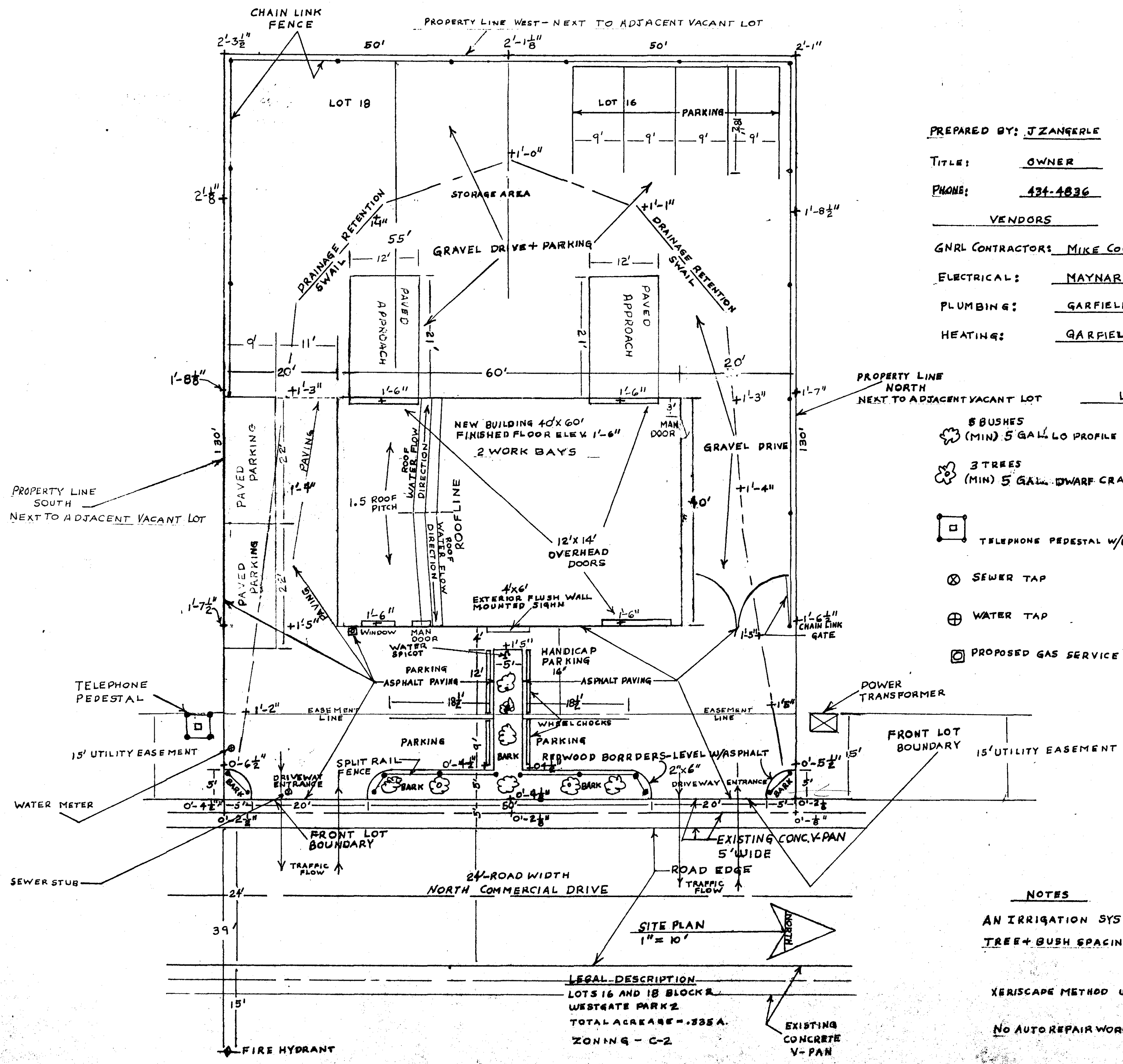
GNRL CONTRACTOR: MIKE COOPER CONST.

ELECTRICAL: MAYNARD ELECTRIC

PLUMBING: GARFIELD PLMG+HTG

HEATING: GARFIELD PLMG+HTG

BOTH N+S SETBACK TO 20' FROM LOT LINES + EXT'D PAVED PARKING TO SO. OF BLDG.



LEGEND

- 5 BUSHES (MIN) 5 GALL. LO PROFILE BUSH 2 1/2' [Symbol] POWER TRANSFORMER
- 3 TREES (MIN) 5 GALL. DWARF CRAB TO 15' [Symbol] FIRE HYDRANT
- [Symbol] TELEPHONE PEDESTAL W/BOLLARDS N/A ABBREVIATIONS
- [Symbol] SEWER TAP [Symbol] SPLIT RAIL FENCE
- [Symbol] WATER TAP [Symbol] WHEEL CHOCKS
- [Symbol] PROPOSED GAS SERVICE [Symbol] WATER SPICOT

NOTES

AN IRRIGATION SYS PROPOSED AND WILL BE LOCATED UNDERNEATH BARK AND TIMER CONTROLLED TREE + BUSH SPACING - 5' ON PERPENDICULAR PLANE TO V-PAN - 8' to 10' IN PARALLEL TO V-PAN

XERISCAPE METHOD USE

NO AUTO REPAIR WORK - NO PRE-TREATMENT NEEDS NCRV

LEGAL DESCRIPTION
 LOTS 16 AND 18 BLOCK 2
 WESTGATE PARK 2
 TOTAL ACRES = .335 A.
 ZONING - C-2

APR 1996 059