

SITE PLAN REVIEW

Location: ~~105~~ 154A

Project Name: Cactus Cooking

ITEMS		DISTRIBUTION																TOTAL REQ'D.									
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input checked="" type="checkbox"/> County Bldg. Dept.	<input type="checkbox"/> Irrigation District	<input checked="" type="checkbox"/> Drainage District <u>62J</u>	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service		<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field	<input type="checkbox"/> Persigo WWT	<input type="checkbox"/> Mesa County Health	<input type="checkbox"/> State Environ. Health	<input type="checkbox"/> City Sanitation	<input type="checkbox"/> School Dist. #51
● Application Fee <u>\$175.00</u>	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	
● 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-10,1	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.

CACTUS COATINGS, INC.

MARCH 1996

GENERAL PROJECT REPORT

PROPOSAL

Application for Development is sought to construct additional warehouse space for future manufacturing used by Cactus Coatings, Inc. The project proposes a warehouse of 4,500 square feet to be added to the existing building.

LOCATION

The parcel occupies 1.1 acres located at 1015 South 15th Street in Grand Junction. This address is just south of Holsum Bakery on D Road and north of Doug Jones Sawmill on Winters Avenue. Grand Junction Steel is to the west of the property.

SCHEDULE

Development is expected to follow immediately upon approval of the initial concept submitted within the application. An immediate construction start is planned to enable completion by the end of June.

AREA IMPACT

The existing business, located in a heavy industrial zone, is compatible with the surrounding manufacturing companies. The increase in warehouse space will not have a significant impact on the area. The additional space will not result in any new employees. Adequate parking is available on the property at present.

TRAFFIC ANALYSIS

The business will utilize 15th Street as public access. The street is already improved with pavement and concrete drainage pans designed specifically for large profile vehicle traffic conforming with the I-2 zoning. No significant impact or decrease in the level of service of these streets is anticipated.

DEVELOPMENT GUIDELINES

The project will involve construction of a metal warehouse in back of the existing building. Additional landscaping will be employed if required. The development plan will adhere to City specifications and guidelines for minimum standards regarding parking, access, lighting, landscaping and utility connections and will follow along the suggestions recommended by the final review and approval of this application. No conflict with pedestrian traffic is expected in this area.

REVIEW COMMENTS

Page 1 of 1

FILE #SPR-96-83

TITLE HEADING: Cactus Coatings - 4,500 s.f. addition

LOCATION: 1015 South 15th Street

PETITIONER: Cactus Coatings

PETITIONER'S ADDRESS/TELEPHONE: 1015 S 15th Street
Grand Junction, CO 81501
241-3011

PETITIONER'S REPRESENTATIVE: Garrett Walker

STAFF REPRESENTATIVE: Kathy Portner

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

CITY FIRE DEPARTMENT 4/12/96
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

CITY COMMUNITY DEVELOPMENT 4/12/96
Kathy Portner 244-1446

1. To calculate the total parking required please provide the number of employees on the largest shift. The parking requirement is one space per employee on the largest shift, plus 10% of total employee stalls for visitor parking, plus one space for each vehicle used in the operation of the business.
2. The parking as shown on the site plan must be delineated on-site through the use of parking blocks or striping if the area is to be paved.
3. The total landscaped area required is 622 s.f. 905 s.f. of area is shown on the plan. A site visit showed that all of the square footage shown as landscaped is not. The area at the SE corner has 2 yuccas and 1 small pinon pine. The area at the NE corner has 3 yuccas and 1 small pinon pine. The area in front of the building has 2 yuccas and one flowering plant. Revise the drawing to show the detail on those landscaped areas with what's existing and what's proposed to meet the 40% shrub coverage requirement. All landscaped areas are required to have an underground, pressurized irrigation system.

CITY UTILITY ENGINEER 4/16/96
Trent Prall 244-1590

No objections.

CITY DEVELOPMENT ENGINEER 4/18/96
Jody Kliska 244-1591

Transportation Capacity Payment is \$1,098.00; Drainage Fee is \$399.00.

KRABACHER ASSOCIATES
ARCHITECT & ENGINEER
2224 North First street
Grand Junction, CO 81501
(970) 243-9248

(H2OCATUS)

PROJECT: PROPOSED ADDITION TO CACTUS COATINGS BUILDING
1015 SOUTH 15TH STREET
GRAND JUNCTION, COLORADO

GARRETT WALKER CONSTRUCTION, CONTRACTOR
879 24 ROAD, GRAND JUNCTION, COLORADO
241-9020

NOTE: ENTIRE CACTUS COATINGS SITE WAS INCLUDED IN THE 'STORM DRAINAGE FEE' PAID IN +JULY 1993 WHEN THE PRIOR ADDITION TO THE BUILDING WAS MADE.

TECHNICALLY THE 'GROUND' UNDER THE BUILDING IS INCLUDED IN THE FEE AND THE DIFFERENTIAL BETWEEN THE HARD SURFACE (ROOF) RUN-OFF AND THE 'GROUND' RUNOFF THAT IS UNDER THE BUILDING IS THE RUNOFF ADDED, WHICH IS NOT OF CONSEQUENCE TO THE AMOUNT IN THE DRAINAGE FEE ACCEPTANCE.

ANALYSIS OF THE PROPOSED BUILDING ADDITION AND THE GRAVELED AREA UNDER AND TO THE WEST.

1. AREA INVOLVED:	7,700 SF	(0.176 ACRES)
2. PROPOSED ADDITION:	4,500 SF	(0.103 ACRES)
3. (E) GRAVEL AREA UNDER & WEST:	3,200 SF	(0.073 ACRES)
4. C:		
BUILDING	0.95	
GRAVELED	0.35	

SITE WITH PROPOSED ADDITION:

5. COMP. C_{100} :
$$\frac{(0.073 \times 0.35) + (0.103 \times 0.95)}{0.176} = 0.705$$

6. T_c : (DRCOG) $D = 110'$; $S = 1\%$

$$\frac{1.8 (1.1 - 0.705) 110^{0.5}}{1.0^{.333}} = 7.46 \text{ MIN}$$

7. i : 4.30

8. Q : $0.705 \times 4.3 \times 0.176 = 0.53 \text{ cfs}$

9. V : $7.46 \times 60 \times 4.30 \times 0.705 \times 0.176 = 238.8 \text{ cf}$

SITE AS IN 1993:

10. C: 0.35

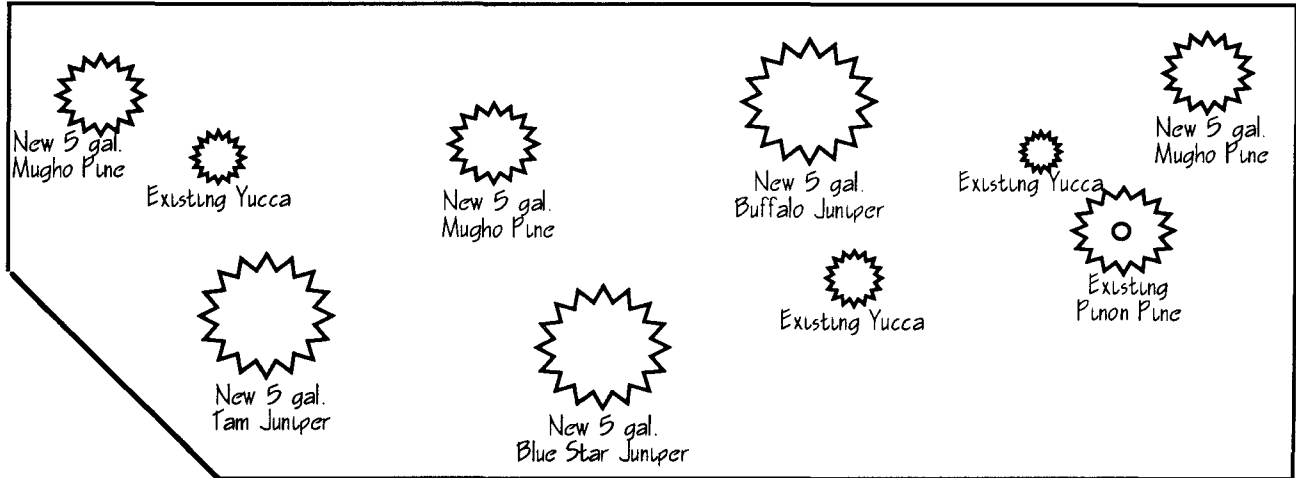
11. Tc:
$$\frac{1.8 (1.1 - 0.35) 110^{0.5}}{1.0^{.333}} = 14.16 \text{ MIN } (i = 3.24)$$
12. Q: $0.35 \times 3.24 \times 0.176 = 0.20 \text{ cfs}$ 13. V: $14.16 \times 60 \times 3.24 \times 0.35 \times 0.176 = 169.6 \text{ cf } 100 \text{ YR}$

14. SUMMARY:

V: ADDITION + GRAVEL AREA TO WEST 238.8 cf

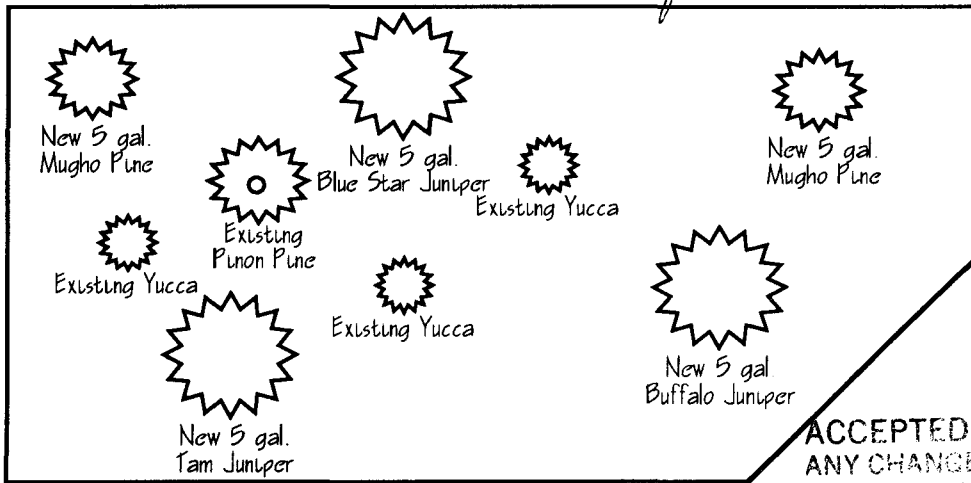
V: SITE AS/1993 169.6 cfVOLUME ADDED BY ADDITION: 69.2 CUBIC FEET

Cactus Coatings, Inc. Landscape Plan Detail



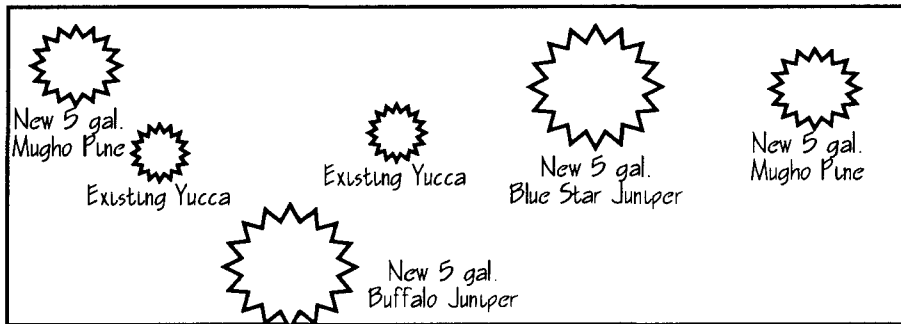
Landscape Area "A"

Underground, pressurized irrigation system required for all landscape areas



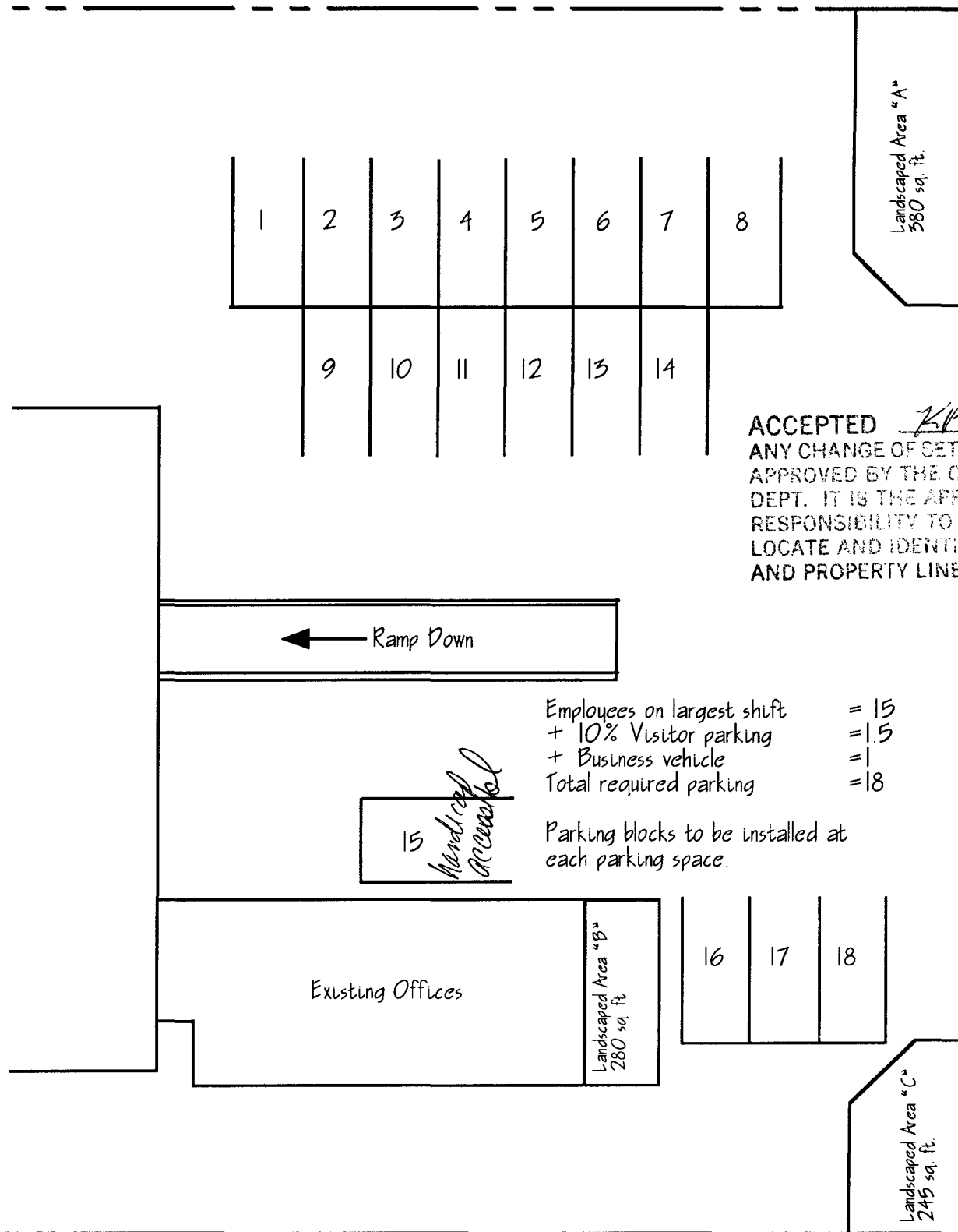
Landscape Area "B"

ACCEPTED *KP 5/10/90*
 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.



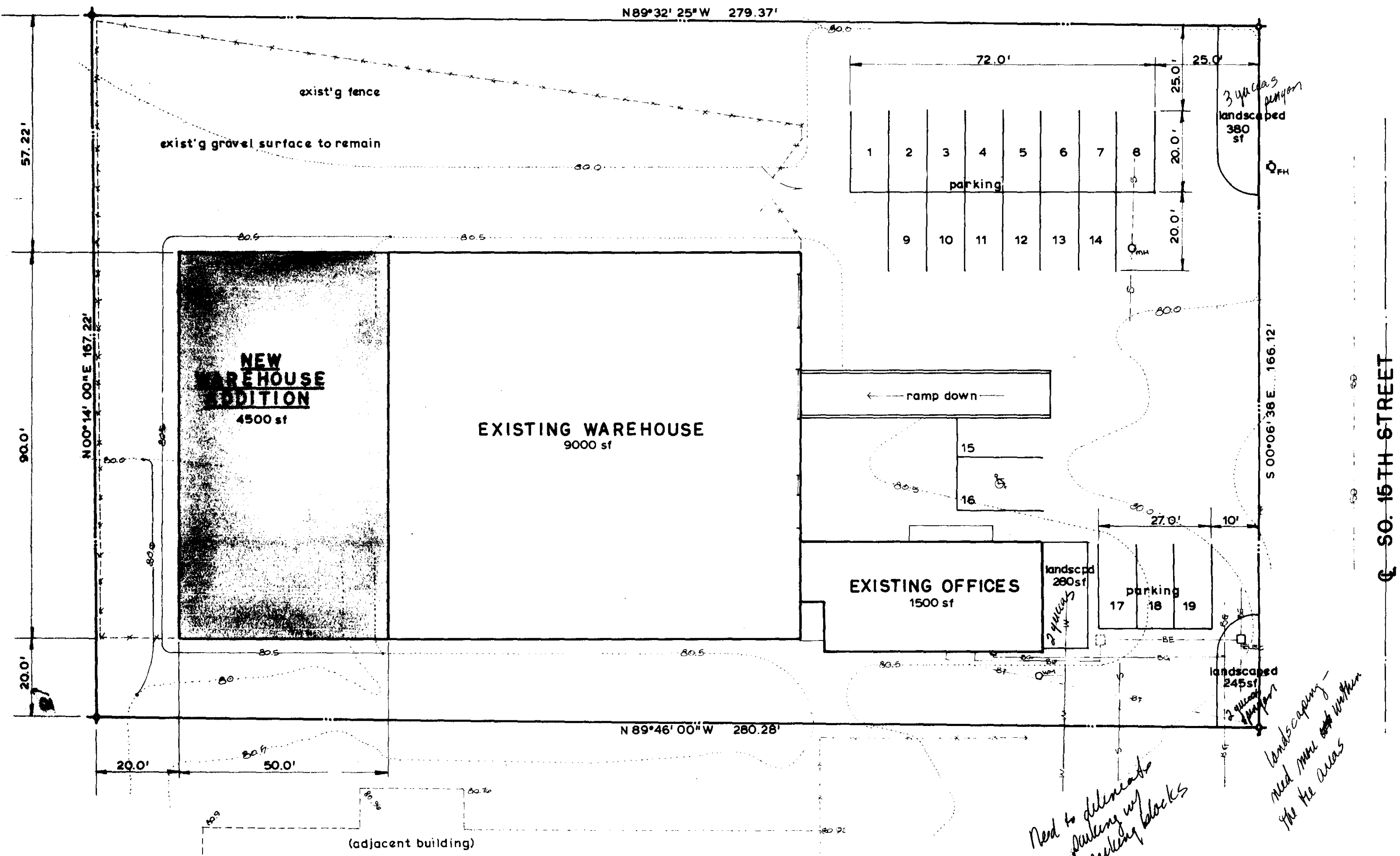
Landscape Area "C"

Scale 1" = 6'



Cactus Coatings, Inc. Landscape & Parking Plan

See attached landscape details for each area. Scale 1" = 20'



Need to delineate parking w/ parking blocks

landscaping - need more within the areas

Additional employees

LEGEND

FH	fire hydrant
MH	manhole
WM	water meter
BE	buried electrical
BG	" gas
BT	" telephone
W	water
S	sewer
ELEC	electric pedestal
.....	existing contour
————	new contour

SITE PLAN 1" = 20'-0"

ACCEPTED *KP 5/10/96*
 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.

WAREHOUSE ADDITION FOR CACTUS COATINGS 1031 SO. 15th, GRAND JUNCTION, CO GARRETT WALKER CONSTRUCTION		SHEET 1 of 3
date: 03/30/96 drn: c. chkd: g. k. revrd:		