

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 1250 N. 3rd St.

Project Name: Best Tap-Crowley Yards

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 <u>\$135.00</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	1
● Planning Clearance*	VII-3	1																										
● <u>11"x17"</u> Reduction of Assessor's Map <u>8 1/2"x11"</u>	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 <u>- Site Plan</u>	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.

PRE-APPLICATION CONFERENCE

Date: 3/25/96
Conference Attendance: Kaylyn P., Jerry Larson
Proposal: Storage building
Location: 12500 N. 3rd

Tax Parcel Number: 2945-113-19-007
Review Fee: \$135.00

(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 of Petitioner(s) with handwritten signature of Melvin Kahler

Signature(s) of Representative(s) with handwritten signature of Jerry Larson

BEST TOPS

COUNTER TOPS

1250 North 3rd Street
Grand Junction, CO 81501
(970) 241-5187 • FAX (970) 243-0738

APRIL 4, 1996

TO: CITY OF GRAND JUNCTION-COMMUNITY DEVELOPMENT DEPARTMENT

RE: PROJECT REPORT

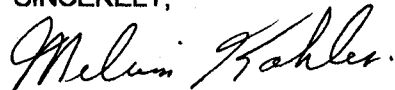
BEST TOPS IS A COUNTERTOP MANUFACTURING PLANT LOCATED AT 1250 N. 3RD STREET. WE HAVE BEEN IN BUSINESS SINCE 1983 AND LOCATED AT THIS SITE SINCE AUGUST 1988. WE FABRICATE SOLID SURFACE AND LAMINATE COUNTERTOPS FOR RESIDENTAL AND COMMERCIAL APPLICATIONS.

WE WOULD LIKE TO BUILD A DETACHED 30 X 40 BUILDING ON THE SOUTH SIDE OF THE EXISTING BUILDING TO BE USED FOR DRY STORAGE OF RAW MATERIALS AND FINISHED COUNTERTOPS BEFORE SHIPPING.

WE DO NOT ANTICIPATE ANY INCREASE IN OUR TRAFFIC , NOR WILL THIS BUILDING INCREASE THE SIZE OF OUR LABOR FORCE. THE BUILDING IS ONLY FOR NEEDED STORAGE.

THANK YOU FOR YOUR CONSIDERATION .

SINCERELY,



MELVIN KOHLES

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-84

TITLE HEADING: Best Tops Storage Building

LOCATION: 1250 N 3rd Street

PETITIONER: Mel Kohles

PETITIONER'S ADDRESS/TELEPHONE: 1250 N 3rd Street
Grand Junction, CO 81501
241-5187

PETITIONER'S REPRESENTATIVE: Terry Larson

STAFF REPRESENTATIVE: Kathy Portner

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

MESA COUNTY BUILDING DEPARTMENT

4/8/96

Bob Lee

244-1656

A fire-wall may need to be added between the existing and new buildings - will be determined at time of plan review. A building permit is required.

CITY FIRE DEPARTMENT

4/11/96

Hank Masterson

244-1414

1. The Fire Department has no problems with this proposal.
2. A Building Permit Clearance form is required. Submit complete plans to the Fire Department for our plan review. The clearance form will be issued upon completion of our plan review.

CITY COMMUNITY DEVELOPMENT

4/12/96

Kathy Portner

244-1446

1. Will the semi-trailer on -site be relocated? If so, where? Where will the cars that are currently parking where the storage facility is to be located be parked?
2. Will the addition of the storage facility change the way any of the main building is currently used? For example, will areas in the main building that are currently used for storage be converted to production or office use?
3. Additional landscaping is not required with this addition. However, we would recommend that you consider landscaping the area along the north side of the building to improve the appearance. The front of the building looks very nice.
4. A Power-of-Attorney (POA) form for future alley improvements is required to be signed. The alley is in very poor condition. You will only be required to participate in alley improvements if an improvements district is formed by the consent of over 50% of the property owners along the alley.
5. The existing parking blocks along 3rd Street appear to be in the right-of-way. They can remain until such time as the right-of-way is needed for the extension of sidewalk along 3rd Street, or other improvements that might be needed.

CITY UTILITY ENGINEER

4/16/96

Trent Prall

244-1590

No objections.

CITY DEVELOPMENT ENGINEER

4/18/96

Jody Kliska

244-1591

1. Transportation Capacity Payment is \$292.80.
2. Drainage Fee is \$12.34.

BEST TOPS

COUNTER TOPS

1250 North 3rd Street
Grand Junction, CO 81501
(970) 241-5187 • FAX (970) 243-0738

APRIL 22, 1996

CITY COMMUNITY DEVELOPMENT
ATTN: KATHY PORTNER

RE: REPLY'S TO QUESTIONS

1. THE SEMI TRAILER WILL BE REMOVED FROM THE SITE. THE CARS WILL BE PARKED ON THE SOUTH SIDE OF THE STORAGE BUILDING AND ALONG THE EAST SIDE OF THE PROERTY LINE.
2. NO, THERE WAS NO DESIGNATED STORAGE AREA IN THE EXISTING BUILDING. THE NEW BUILDING WILL ALLEVIATE CONGESTION IN THE EXISTING BUILDING AND ALLOW US RAW MATERIAL STORAGE UNDER ROOF.
3. WE WILL TAKE THIS INTO CONSIDERATION.
4. WE AGREE TO THIS.
5. WE ACKNOWLEDGE THAT THE PARKING BLOCKS MIGHT NEED TO BE MOVED.

SINCERELY,



MELVIN KOHLES
PROPERTY OWNER

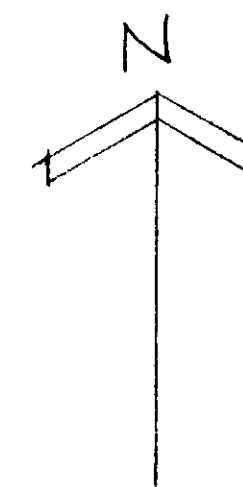
RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

APR 23 1996

GLENWOOD

195'

landscaping? EXISTING GRAVEL



POH #12
Alley 2

SITE STREET ADDRESS:
1250 N. 3RD STREET
GRAND JUNCTION CO. 81501

DETACHED DRY STORAGE
ADDITION

EXISTING WALK AND CURB

EXIST. GRASS
EXISTING PLANTER

EXISTING ENTRANCE WALK

EXIST. GRASS
EXISTING PLANTER

EXISTING BUILDING

70' x 121' ±

EXISTING COMPACTED ROADBASE/GRAVEL

NORTH 3RD ST.

EXISTING NAT. GAS METER

EXISTING ELECT. SERVICE

CONG. BLOCK WALL

NEW, BURIED, 110V. LINE

EXIST. WALK DOOR

EXISTING CHAIN LINK FENCE

EXISTING APRON

EXISTING CONC. APRON
20' x 30' ±

18'

DOWN SPOUT

EXISTING ASPHALT
20' x 26' ±

ROOF LINE

NEW DRY STORAGE
30' x 40' 110V. ELECTRIC
NO GAS - NO WATER
NO HEAT

ELEV.

EXISTING ASPHALT
35'-6" x 39' ±

DOWN SPOUT
ELEV.

EXISTING PARKING BLOCKS

EXISTING COMPACTED ROADBASE/GRAVEL

40'-0"

32' ±

ELEV.

PROP. LINE

TO E OF ALLEY

EXISTING ALLEY - ASPHALT

ACCEPTED *RP 4/23/96*
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.

file copy

GENERAL SITE PLAN			
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY ST	
DATE: 3-30-96	REVISOR:	REVISED	
BEST TOPS, INC. - DETACHED ADDITION			
DRY STORAGE			DRAWING NUMBER 1 OF 2

SPR-1996-084