

PRE-APPLICATION CONFERENCE

Date: 12/4/95
Conference Attendance: Kathy P. Bud Prouss
Proposal: SPR - Bldg Expansion
Location: 1055 11th

Tax Parcel Number: 2945-144-35-008
Review Fee:

(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? NO Estimated Amount:
Recording fees required? NO Estimated Amount:
Half street improvement fees/TCP required? TCP Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required? Drainage fee

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with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.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)

C-2

SUBMITTAL CHECKLIST

2945-144-35-008

SITE PLAN REVIEW

Location: 1055 Ute

Project Name: Bud's Signs

ITEMS	SSID REFERENCE	DISTRIBUTION																	TOTAL REQ'D.								
		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
Date Received	<u>4-25-96</u>																										
Receipt #	<u>3944</u>																										
File #	<u>SPR-96-105</u>																										
DESCRIPTION																											
● 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	
● 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	
● 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	
○ 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	
○ 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 - site 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.

final map
site plan & list
assessor's map

GENERAL PROJECT REPORT

A. Project Description

1. Project is located at 1055 Ute Avenue.
2. Acreage consist of two 6050 square foot lots.
3. Proposed project is a 1563 square foot addition to an existing sign company.

B. Public Benefit

This is a private development.

C. Project Compliance

1. This project complies to all zone use and code requirements.
2. Land is zoned C-2 for commercial use.
3. Access will utilize existing access off 11th Street.
4. All utilities, water, sewer, gas, electric and telephone are currently provided to existing building.
5. No special utilities are required.
6. There will be no added effects upon public facilities.
7. There will be no soils impact.
8. There will be no impact on site geology.
9. Hours of operation will be from 8:00 AM to 5:00 PM.
10. No changes will be made to current signs.

D. Development Schedule

Project will be completed in one phase.

REVIEW COMMENTS

Page 1 of 1

FILE # SPR-96-105

TITLE HEADING: Site Plan Review - Bud's Signs

LOCATION: 1055 Ute Avenue

PETITIONER: Bud Preuss

PETITIONER'S ADDRESS/TELEPHONE: 1055 Ute Avenue
Grand Junction, CO 81501
245-7700

PETITIONER'S REPRESENTATIVE: Frank Preuss

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

4/29/96

Bob Lee

244-1656

Need to provide fire-walls on the addition as required by Code. Submit two sets of plans and allow 5 to 10 working days for our plan review.

CITY FIRE DEPARTMENT

4/30/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal. Submit complete building plans to the Fire Department for our review and approval. A building permit form will be issued upon completion of our review.

CITY UTILITY ENGINEER

5/9/96

Trent Prall

244-1590

Please contact Utility Billing at 244-1580 for potential changes in plant investment fees for this proposal. All applicable fees must be paid prior to issuance of a building permit.

CITY DEVELOPMENT ENGINEER

5/9/96

Jody Kliska

244-1591

1. Sidewalk construction on 11th Street is required where sidewalk does not exist. A permit from the City Engineer's office is required prior to construction.
2. One handicap parking space is required. Dimensions, marking and signing must conform to the drawing shown in the City Standard drawings.
3. The site plan indicates a new curb cut to be constructed adjacent to the existing curb cut. If both will exist, the driveway will exceed the maximum allowable driveway width of 40'. Will the existing curb cut be closed?

CITY COMMUNITY DEVELOPMENT

5/9/96

Kathy Portner

244-1446

See attached comments.

5/9/96

SPR-96-105 Bud's Signs Expansion, 1055 Ute Avenue
Community Development Comments

1. The plans need a north arrow.
2. All landscaped areas are required to have an underground pressurized irrigation system. The note must be revised to add "underground".
3. How will the storage area be screened? Items in the storage area can not exceed the 6' height of the fence. Stored items must be completely screened.
4. All parking areas and vehicular traffic areas must be paved. That would include the approach to the gate for the storage area.
5. The required parking is based on the Service/Repair Business requirement of one space per 300 s.f. of gross floor area. Based on the total building square footage of 3653 s.f. 13 parking spaces are required. The three existing parking spaces as shown do not work well. Vehicles parking in those spaces would have to back out into the street to get out which is not acceptable. Those spaces must be redesigned. At least one handicap accessible space must be provided and should be as close to the building as possible.
6. The last two spaces in the parking lot (west end) do not appear to have adequate backing room for cars to pull out and head east.
7. The landscaping requirements are as follows:

Ute Ave.-- $50 \times 10 \times .75 = 375$ s.f.

11th St. -- $125 \times 5 \times .75 = 469$ s.f.

$125 \times 5 \times .75 = 469$ s.f.

Pitkin -- $50 \times 10 \times .75 = 375$ s.f.

Parking Lot-- $3,000$ s.f. $\times .05 = 150$ s.f.

The required landscaping shall include at least 4 trees and 40% of the required area shall be in shrub coverage.

In addition to the above, the ROW is also required to be landscaped. Up to a 15% credit toward the above total required landscaping will be applied for the landscaping in the ROW. One street tree is required for every 40' of street frontage.

The landscaping shown does not meet the requirement. The plan must be revised to reflect the required landscaping on-site and the required landscaping in the ROW on all street frontages.

8. A Power of Attorney will be required to be signed for a future alley improvement district.

MEMORANDUM

TO: Jody Kliska

FROM: Kathy Portner *KP*

DATE: May 20, 1996

RE: SPR-96-105

Please review the revised site plan for Bud's Signs expansion and let me know if he has adequately addressed your comments. Please respond by Friday, May 24th if possible. Thanks.

OK

REVISIONS	BY

Buildings Addition
 Revised Site / Landscape Plan

DATE	
PROJECT	
SCALE	1" = 10'-0"
SHEET	1
OF	5

PLANTING SCHEDULE

KEY	BOTANICAL NAME	AMOUNT	SIZE
1	SPRING BURNING	18	2 GAL.
2	MUSK PLUM	14	2 GAL.
3	LEONARDTIA (MONEY)	11	2 GAL.
4	POPPLES (BURNING)	2	5 GAL.
5	SPRING BURNING	4	5 GAL.

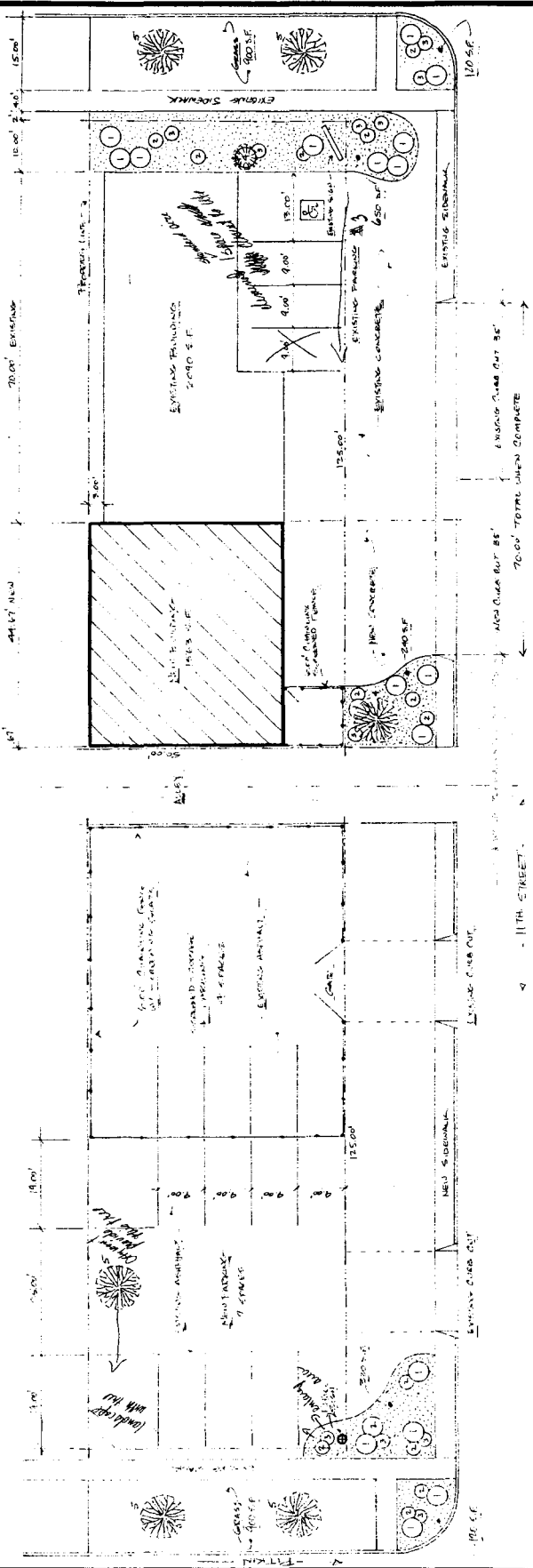
LAKE PLANTING: OVER LAKE PLANTING CLOTH

PLANTING NOTES

1. ALL LANDSCAPE AREA SHALL BE IRRIGATED BY UNDERGROUND IRRIGATION SYSTEM.
2. PLANTING MATERIAL 25% DORMY MUST BE USED.

EXISTING PAVEMENT: 2000 SF
 NEW PAVEMENT: 1000 SF
 EXISTING FENCING: 2000 SF
 NEW FENCING: 1000 SF
 EXISTING CONCRETE: 1000 SF
 NEW CONCRETE: 1000 SF

North



NOTE: 1. ALL PLANTING SHALL BE IRRIGATED BY UNDERGROUND IRRIGATION SYSTEM. SCALE: 1" = 10'-0"