

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: Lincoln Park

Project Name: Parks Office Expansion

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 WWWT	○ 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 <i>Landscape Plan</i>	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-10,11	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: 5/2/96
Conference Attendance: Kathy P., Shawn Cooper
Proposal: Office Expansion
Location: Lincoln Park

Tax Parcel Number:
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?
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, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

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)

GENERAL PROJECT REPORT
EXPANSION OF PARKS AND RECREATION ADMINISTRATIVE OFFICES

CITY OF GRAND JUNCTION
PARKS AND RECREATION DEPARTMENT

A. PROJECT DESCRIPTION

1. Location - Lincoln Park / Parks and Recreation Administrative Offices
2. Acreage - 42.6 acres
3. Proposed Use - Expansion of administrative office space for new employee and relocation of other employees to a central location to better serve the needs of the citizens.

B. PUBLIC BENEFIT

The benefit to the public will be through the increased efficiency of the operations of the Parks and Recreation Dept. This will allow all administrative personnel to be at one central location. It will also provide office space for the new Recreation Superintendent.

C. PROJECT COMPLIANCE, COMPATIBILITY, AND IMPACT

1. No current or valid plans or policies are in effect in this area.
2. The immediate surrounding land use is parkland (outdoor recreation pool, playground and municipal golf course). Beyond the parkland is single family residential to the south, commercial/retail to the west and north and the V.A. Hospital to the east.
3. Site access is primarily from Gunnison Avenue with a secondary access available from Twelfth Street through the stadium parking lot. No change is expected in the current traffic patterns.
4. All utilities are currently available within the existing building and fire hydrants are located approximately 200' to the east-northeast on the park service road and on Gunnison Ave. at 13th. Street.
5. No unusual demands will be required of the existing utilities.
6. No additional impacts will be required of current public facilities.
7. Soil conditions will require a continuation of the existing foundation spread footer to support and tie in the new structure.
8. No adverse impact on the site geology will be caused from this project.
9. Typical hours of operation will be from 8 a.m. to 5 p.m. and Monday through Friday.
10. There will be 10 full time employees with offices in this facility.
11. The building will be in compliance with all pertinent signage requirements.

D. DEVELOPMENT SCHEDULE AND PHASING

The project is prepared to start as soon as all permitting requirements are met and is expected to be complete before the fall of 1996.

REVIEW COMMENTS

Page 1 of

FILE #SPR-96-129

TITLE HEADING: Parks Office Expansion

LOCATION: 1340 Gunnison Avenue

PETITIONER: City of Grand Junction

PETITIONER'S ADDRESS/TELEPHONE: Parks & Recreation Department
1340 Gunnison Avenue
Grand Junction, CO 81501
244-3869

PETITIONER'S REPRESENTATIVE: Shawn Cooper

STAFF REPRESENTATIVE: Kristen Ashbeck

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

CITY DEVELOPMENT ENGINEER 6/7/96
Jody Kliska 244-1591

1. Please indicate the size of the proposed new addition on the site plan.
2. Bicycle parking needs to be provided for at this site. Not only is it required by code, but the need is obvious from all the bikes chained to trees at the park when events occur there.
3. Additional stormwater runoff is negligible, no drainage fee or detention required.

CITY FIRE DEPARTMENT 6/6/96
Hank Masterson 244-1414

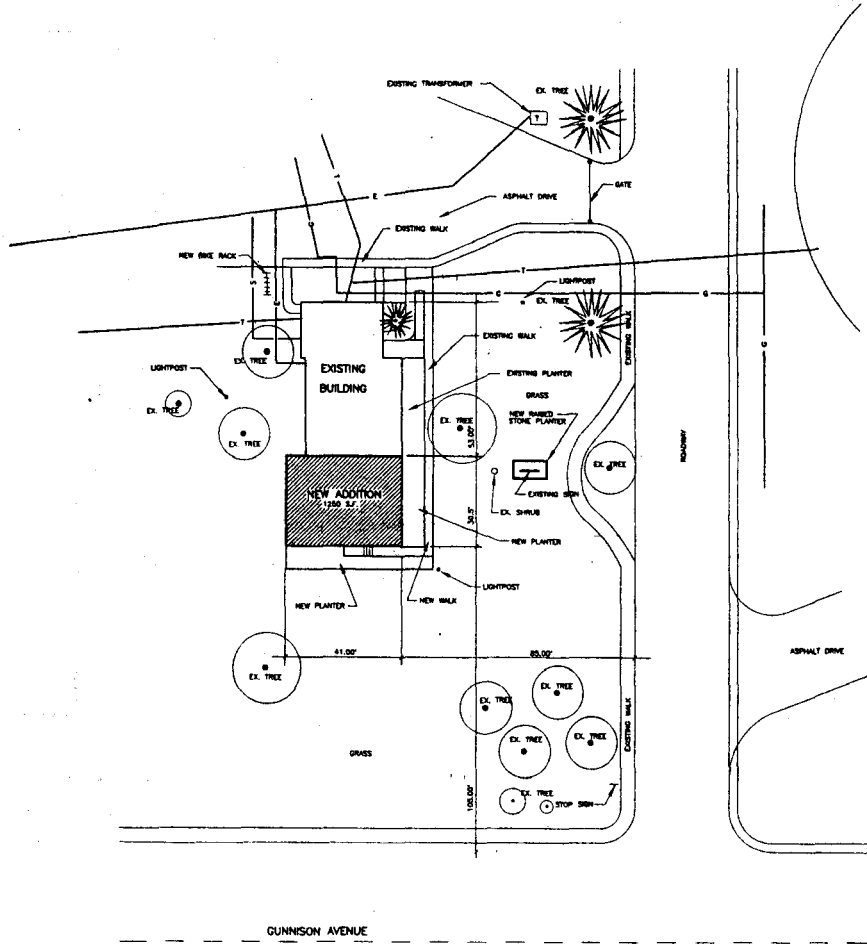
1. The Fire Department has no problem with this site plan.
2. Submit complete building plans to the Fire Department for our review and to receive a building permit clearance form.

MESA COUNTY BUILDING DEPARTMENT 6/5/96
Bob Lee 244-1656

No comments.

CITY COMMUNITY DEVELOPMENT 6/7/96
Kristen Ashbeck 244-1437

1. Provide building elevations indicating facade materials, details, window/door placement.
2. Site Plan needs to include existing details: sidewalks, sign, lamp posts, sewer & water service lines.
3. Site Plan needs landscape details: label trees as existing, planting bed (to be retained/expanded?), suggest some foundation plantings to "soften" building/site edge (some exist on south side to be removed).



GUNNISON AVENUE

COMMUNITY DEVELOPMENT DEPT.
 APPROVED: [Signature]
 DATE: 4/18/96

ENGINEERING DEPT.
 APPROVED: _____
 DATE: _____

SITE PLAN
 SCALE: 1"=20.00'

NORTH

FINAL
 6/18/96 KEA

6/18/96

PA/PS

SITE PLAN

SP-1