

* SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 565 S. Commercial Dr.

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	Water District - VTE	Sewer District	J.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 \$100	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		1																				
○ Deeds	VII-1	1		1		1		1																				
○ Easements	VII-2	1	1	1	1			1																				
○ Avigation Easement	VII-1	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
○ 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: 3-13-96

Conference Attendance: M. Drollinger; Ron Smith; Jerry Paulk

Proposal: Warehouse / Office Bldg

Location:

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? 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 Devel. Code

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: None

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]

Signature(s) of Representative(s) [Signature]

General Project Report

Lots 18 and 20; Block 5 Westgate Park

The proposal is for a 65 foot x 80 foot x 18 foot pre-engineered steel structure placed on lots 18 and 19 of Lots 18 and 20 of Block 5, Westgate Park Subdivision. The structure will contain first floor offices consisting of four rooms and two bathrooms. Second floor offices will consist of four offices and one bathroom. The office area will be 32 feet x 35 feet. The remainder of the structure will be open warehouse area.

The warehouse will be used for the storage of adult care supplies. The building will be used as the offices and wholesale distribution center for Senior Care Services, Inc. of Grand Junction, Colorado. Although the offices and warehouse are located in Grand Junction, the majority of sales are outside of Mesa County. Items warehoused are received and shipped by common commercial carriers. Customers or vendors do not come to the facility as sales and purchasing are handled by telephone, computer or facsimile. The business is conducted by a maximum of five people including management and owners. The site plan includes parking spaces for eight vehicles, which is more than adequate for the anticipated and requested use.

Landscaping meets or exceeds all applicable regulations. The setbacks fall within zoning and building codes and requirements.

A water tap will be purchased from Ute Water, which has a service line in the roadway to the front of the property. Sewer service is also in the roadway at the front of the property and a sewer tap will be purchased from the City of Grand Junction. Electrical, natural gas and telephone service is underground in the easement to the front of the property.

The building, including warehouse and office space, will be constructed in accordance with all local requirements, including, but not limited to, the Uniform Building Code as adopted by the City of Grand Junction.

The land and above described improvements are and will be owned by Rod and Jordan Statler and leased to Senior Care Services, Inc. by the Statler's. Crown Commercial Construction, Inc., a Colorado Corporation, will be the general contractor and will either perform or manage all aspects of the construction.

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-148

TITLE HEADING: Office Warehouse Building

LOCATION: Lots 18 & 20, Block 5, Westgate Park

PETITIONER: Rod Statler

PETITIONER'S ADDRESS/TELEPHONE: 845 Grand Avenue
Grand Junction, CO 81501
242-7550

PETITIONER'S REPRESENTATIVE: Crown Commercial Construction

STAFF REPRESENTATIVE: Michael Drollinger

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

CITY COMMUNITY DEVELOPMENT

7/8/96

Michael Drollinger

244-1439

1. Indicate the location of the doors on the front of the building; where will loading and unloading for the warehouse space take place?
2. Please provide a detailed space breakdown (e.g. how much office , warehouse space) so that the required parking can be calculated by this office. Is the total office area 32 ft. X 35 ft. as indicated in the project narrative?
3. Will there be any company-owned vehicles parked at the site?
4. How will trash pick-up be accommodated on-site?
5. The proposed building is placed over the lot lines for Lots 18 & 20; the lots are required to be combined using the attached legal instrument which must be recorded prior to issuance of a Planning Clearance. Also, please contact the Mesa County Tax Assessor's office regarding the procedure to combine the tax parcel numbers for the subject lots.

Please contact the Community Development Department (244-1430) if you have any questions or require further explanation of any item.

CITY DEVELOPMENT ENGINEER

7/8/96

Jody Kliska

244-1591

1. Transportation Capacity Payment is \$1268.80.
2. Drainage Fee is \$1852.00.
3. Parking area must be paved.
4. The parking spaces do not appear to meet the code requirements for aisle width behind the spaces. Backing into the street is prohibited. Maximum driveway width allowed is 40 feet. You may want
5. The handicap parking space must be signed and marked in accordance with the City Standard Drawings.

CITY UTILITY ENGINEER

6/27/96

Trent Prall

244-1590

Please contact Jodi Romero of the City Customer Service Division at 244-1580 for information regarding sewer plant investment fees.

CITY FIRE DEPARTMENT

7/5/96

Hank Masterson

244-1414

1. Fire department access and existing fire hydrants are adequate for this proposal.
2. Either a fire sprinkler system or a fire detection system is required for the warehouse area as specified in Article 81 of the Uniform Fire Code. Contact the fire department for more information on this.
3. Submit complete sealed building plans to the fire department for our review and approval.

MESA COUNTY BUILDING DEPARTMENT

6/24/96

Bob Lee

244-1656

We need 2 sets of architecturally stamped plans for our review. Allow 10-15 days for the complete plan review. Exterior fire-walls may be required.

GRAND JUNCTION DRAINAGE DISTRICT

6/25/96

John Ballagh

242-4343

The nearest Grand Junction Drainage District facility is the Buthorn Drain located south of West Pinyon Avenue. There are no requirements for easements to the Grand Junction Drainage District across the site.

UTE WATER

7/1/96

Gary Mathews

242-7491

No objections. Waiting on Fire Department comments. Policies and fees in effect at the time of application will apply.

U S WEST

6/24/96

Max Ward

244-4721

For timely telephone service, as soon as you have a plat and power drawing for your development, please....

MAIL COPY TO:

U S West Communications
ATTN: Max Ward
P.O. Box 2688
Grand Junction, CO 81505

We need to hear from you at least 60 days prior to trenching.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney
Grand Valley Irrigation
Public Service Company

STAFF COMMENTS

FILE : #SPR-96-148
DATE: July 8, 1996
STAFF: Michael T. Drollinger
PROJECT: Statler Office/Warehouse Building
REQUEST: Site Plan Review
LOCATION: 565 S. Commercial Drive
ZONING: C-2

COMMENTS:

1. Indicate the location of the doors on the front of the building; where will loading and unloading for the warehouse space take place?
2. Please provide a detailed space breakdown (e.g. how much office , warehouse space) so that the required parking can be calculated by this office. Is the total office area 32 ft. X 35 ft. as indicated in the project narrative?
3. Will there be any company-owned vehicles parked at the site?
4. How will trash pick-up be accommodated on-site?
5. The proposed building is placed over the lot lines for Lots 18 & 20; the lots are required to be combined using the attached legal instrument which must be recorded prior to issuance of a Planning Clearance. Also, please contact the Mesa County Tax Assessor's office regarding the procedure to combine the tax parcel numbers for the subject lots.

Please contact the Community Development Department (244-1430) if you have any questions or require further explanation of any item.

Grand Junction Community Development Department

File #SPR-96-148

Request For Planning Clearance

Response to Review Comments

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 27 1996

LOCATION: Lots 18 & 20, Block 5, Westgate Park

PETITIONER: Rod Statler

PETITIONER'S ADDRESS/TELEPHONE: 845 Grand Avenue
Grand Junction, CO 81501
242-7550

PETITIONER'S REPRESENTATIVE: Crown Commercial Construction
216 North Spruce Street
Grand Junction, CO 81505
242-3130

STAFF REPRESENTATIVE: Michael Drollinger

CITY COMMUNITY DEVELOPMENT

Michael Drollinger

- Comment:** Indicate the location of the doors on the front of the building; where will loading and unloading for the warehouse space take place?

Response: Two 14'-0" wide overhead doors are at the front of the building, located 42'-0" south of the north side of the building. There is a 6'-0" division between the doors. This placement leaves a 4'-0" space between the doors and the south edge of the building. All loading and unloading will take place through these two overhead doors (see revised plan).
- Comment:** Please provide a detailed space breakdown (e.g. how much office, warehouse space) so that the required parking can be calculated by this office. Is the total office area 32 ft X 35 ft as indicated in the project narrative?

Response: The overall square footage of the building is 5,200 square feet. Of the 5,200 square feet, 1,120 square feet is first floor office space leaving a total of 4,080 square feet of warehouse space. Additionally a second floor office area of 1,120 square feet is included for a total office square footage of 2,240.

3. **Comment:** Will there be any company-owned vehicles parked at the site?

Response: No.

4. **Comment:** How will trash pick-up be accomplished on-site?

Response: City of Grand Junction service using new automated collection system with the City container located on the west side of the building until pickup day, at which time it will be moved to curbside.

5. **Comment:** The proposed building is placed over the lot lines for Lots 18 & 20; the lots are required to be combined using the attached legal instrument which must be recorded prior to issuance of a planning clearance. Also please contact the Mesa County Tax Assessor's office regarding the procedure to combine the tax parcel numbers for the subject lots.

Response: The above described document is recorded with the Mesa County Clerk and Recorder and the subject lots are combined to the satisfaction of the Mesa County Tax Assessor's office and a tax parcel number assigned.

CITY DEVELOPMENT ENGINEER

Jody Kliska

1. **Comment:** Transportation Capacity Payment is \$1268.80

Response: Fee will be tendered at time of issuance of a Planning Clearance.

2. **Comment:** Drainage Fee is \$1852.00.

Response: Fee will be tendered at time of issuance of a Planning Certificate.

3. **Comment:** Parking area must be paved.

Response: Plans call for asphalt or concrete surface for the parking area.

4. **Comment:** The parking spaces do not appear to meet the code requirements for aisle width behind the spaces. Backing into the street is prohibited. Maximum driveway width allowed is 40 feet.

Response: Eight parking places are provided, including handicapped parking (please see revised drawing).

5. **Comment:** The handicap parking space must be signed and marked in accordance with the City Standard Drawings.

Response: Signs and markings will comply with all City of Grand Junction requirements.

CITY UTILITY ENGINEER

Trent Prall

1. **Comment:** Please contact Jodi Romero of the City Customer Service Division at 244-1580 for information regarding sewer plant investment fees.

Response: Ms. Romero calculates the sewer plant investment fee to be \$750.00. The funds will be tendered at the time of issuance of a planning and sewer clearance.

CITY FIRE DEPARTMENT

Hank Masterson

1. **Comment:** Fire Department access and existing fire hydrants are adequate for this proposal.

Response: Response not necessary.

2. **Comment:** Either a fire sprinkler system or a fire detection system is required for the warehouse area as specified in Article 81 of the Uniform Fire Code. Contact the Fire Department for more information on this.

Response: A fire detection system will be installed for the warehouse area of the building.

3. **Comment:** Submit complete sealed building plans to the Fire Department for our review and approval.

Response: Will comply.

MESA COUNTY BUILDING DEPARTMENT

Bob Lee

1. **Comment:** We need 2 sets of architecturally stamped plans for our review. Allow 10-15 days for complete plan review. Exterior fire-walls may be required.

2. **Response:** Will comply.

GRAND JUNCTION DRAINAGE DISTRICT

John Ballagh

1. **Comment:** The nearest Grand Junction Drainage District facility is the Buthorn Drain located south of West Pinyon Avenue. There are no requirements for easements to the Grand Junction Drainage District across the site.
Response: No response necessary.

UTE WATER

Gary Mathews

1. **Comment:** No objections. Waiting on Fire Department comments. Policies and fees in effect at the time of application will apply.
Response: Response not required.

U S WEST

Max Ward

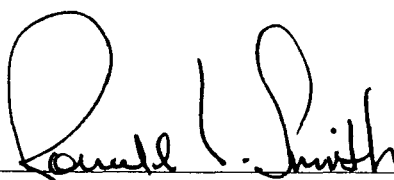
1. **Comment:** For timely telephone service, as soon as you have a plat and power drawing for your development, please..... we need to hear from you at least 60 days prior to trenching.
Response: Completed.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney
Grand Valley Irrigation
Public Service Company

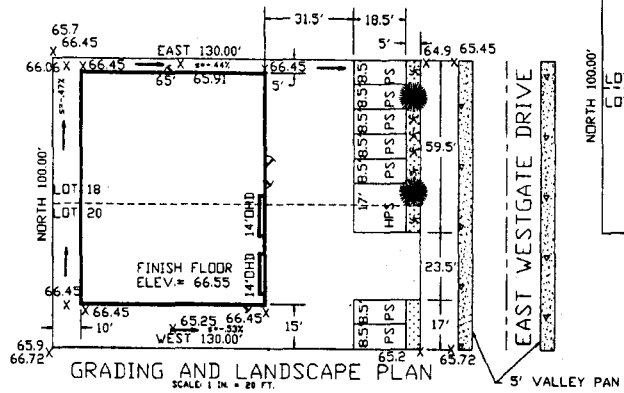
Submitted by Crown Commercial Construction, Inc.

By: _____


Ronald L. Smith, Vice President

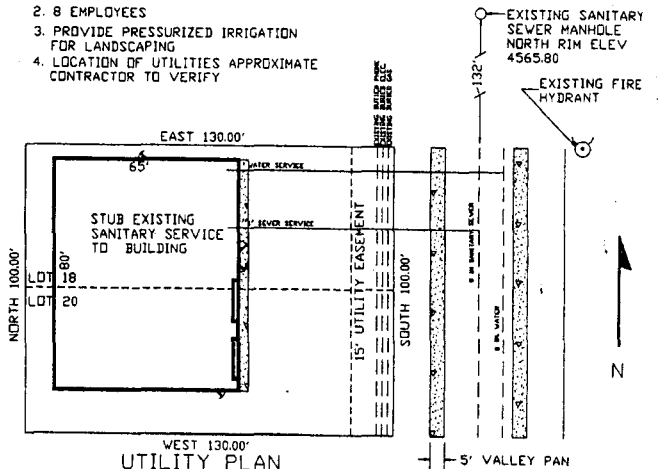
LEGEND

- X 65.5 EXISTING GRADE
- X 65.08 FINISHED GRADE
- FLOW ROUTE
- PS PARKING SPACE
- HPS HANDICAPPED PARKING SPACE
- PAPER BIRCH (BETULA PAPYRIFERA)
2 EA. 5-GAL.
- ∇ BLUE GRASS
- * YOUNGSTOWN ANDORRA JUNIPER
(JUNIPER HORIZONTALIS) 7 EA. 5-GAL.



NOTES

1. LANDSCAPING REQ'D. = 375 SQ.FT.
2. 8 EMPLOYEES
3. PROVIDE PRESSURIZED IRRIGATION FOR LANDSCAPING
4. LOCATION OF UTILITIES APPROXIMATE CONTRACTOR TO VERIFY



DRWG SITE PLAN LOTS 18&20 B5 WESTGATE PARK
DRWN BY: GWC DATE: 8/13/96

Campbell Eng'g
Professional Engineer
No. 10000
State of Ohio



ACCEPTED **PTD 5-11-96**
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SAR: 9/26/96