



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 2530 Foresight Circle East

Project Name: Raymond's Polymer Storage

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 <i>Police</i>	○ 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	● Foresight Park ACC		
● 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		
<del>● Planning Clearance</del>	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	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	1	
<del>● 11"x17" Reduction of Site Plan</del>	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 <i>inquiry contained in 2/24</i>	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.

PRE-APPLICATION CONFERENCE

Date: 5/21/96
Conference Attendance: Kathy P. Rob Jenkins
Proposal: Reynolds Polymer Interact
Location: 2530 Houghton Circle East
Tax Parcel Number: 2945-033-12-001
Review Fee: 4135.00

(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? Engineering will determine TCP Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required? site must be graded so all drainage is contained on site

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.

X Signature(s) of Petitioner(s)

X Robert S. Kulius Signature(s) of Representative(s)

July 2, 1996

## **GENERAL PROJECT REPORT**

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Reynolds Polymer Technology, Inc.  
607 Hollingsworth Street  
Grand Junction, CO 81505

Reynolds Polymer Technology, Inc. is now located at 607 Hollingsworth Street, on the southwest corner of Hollingsworth Street and Foresight Circle. Reynolds has purchased Block 8 of Lot 7 in Foresight Park for Industry, Filing No. Three. That parcel of land is 1.15 acres, located directly north of the current Reynolds site, at the northwest corner of Hollingsworth Street and Foresight Circle.

Reynolds intend to build a new 32,000 SF manufacturing plant on the site, beginning construction in late 1996. Prior to commencement of construction, however, they wish to use the site for materials and equipment storage in an area 100' x 200' on the west portion of the new site. The storage area would be fenced with an 8' high chain link fence with obscure PVC panels in the links. The area would be gated and locked. In addition, three concrete curb cuts and driveways would be constructed at this time, both for immediate access to the storage area, and for access to the site when the building is constructed.

Landscaping would be provided on the property to the south and east of the building perimeter, but not within the building footprint. Landscaping would include grass initially, and would be augmented with trees and shrubs when the building is constructed.

Drainage at this time would be retained on site. When the building and site improvements are constructed, a complete engineered drainage plan would be completed, incorporating piped drainage to the City of Grand Junction Storm Sewer System.

# REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-162

TITLE HEADING: Reynolds-Polymer

LOCATION: 2530 Foresight Circle East

PETITIONER: Robert D Jenkins

PETITIONER'S ADDRESS/TELEPHONE: 1000 N 9th Street, Suite35  
Grand Junction, CO 81501  
256-1980

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 COMMUNITY DEVELOPMENT

7/11/96

**Kristen Ashbeck**

**244-1437**

1. Landscaping for Phase 1 (storage area) must include minimum landscaping for typical light industrial zone. Based on the calculation of total landscape area, this would require placement of a minimum of 4 trees and shrub coverage of a minimum of 640 square feet.

Plan will then need to include a table indicating number, species and planting size of all plants.

2. Is there any security lighting proposed?
3. Correct spelling of "industrial" on note indicating footprint of future building.

## CITY DEVELOPMENT ENGINEER

7/16/96

**Jody Kliska**

**244-1591**

1. The driveway shown on Foresight Circle exceeds the maximum width for a commercial driveway. City standard width is 20-40'. The location is closer to the property line than is typically allowed. Is there a nearby driveway with the adjacent property which will conflict?
2. You may want to consider holding off on constructing the other driveways until site plan approval for the building to be sure circulation and parking will work. What is the purpose for the driveway to the front of the building?
3. A permit from the City Engineer's office is required prior to construction of any curb cuts.

## CITY FIRE DEPARTMENT

7/12/96

**Hank Masterson**

**244-1414**

No comment.

**CITY POLICE DEPARTMENT**

**7/15/96**

**Dave Stassen**

**244-3587**

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1. The use of obscuring chain link is not bad as long as the fence is at least 8' high. Ideally, a run of 3 strand barbed wire should also be used on top of the chain link.
2. If the barbed wire idea is unacceptable, then make sure the fencing company leaves the pointed spiked ends of the chain link exposed on the top portion of the fence. If the City decides that the 8' fence is too high, then the obscuring slats should be removed and interior lighting increased to provide better surveillance for passing police patrols.

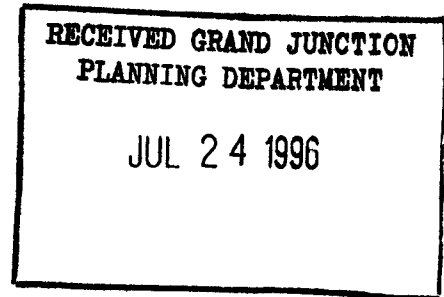
ROBERT D. JENKINS/AIA  
ARCHITECT

July 24, 1996

REVIEW COMMENTS - RESPONSE

Reynolds Polymer Technology, Inc.  
607 Hollingsworth Street  
Grand Junction, CO 81505

Reference Review Comments  
File #SPR-96-162



A. City Community Development

1. Landscaping. Reference revised drawing, Sheet C1.5.
2. No security lighting is proposed.
3. Spelling of "Industrial" has been corrected on Sheet C1.5.

B. City Development Engineer

1. The driveway on Foresight Circle has been reduced in width to 40'-0" and is shown on revised drawing C1.5 as 19'0" from the west property line.
2. The two curb cuts and driveways on Hollingsworth are shown on revised drawing C1.5 as future curb cuts and driveways.
3. A permit shall be obtained from the City Engineer's Office for the proposed curb cut prior to commencement of construction.

C. City Fire Department

1. No comment.

D. City Police Department

1. The chain link fence is shown to be 8'-0" high.
2. Spiked ends of the chain link fencing are specified to extend above the top rail. Barbed wire will not be used.

Respectfully Submitted,

Robert D. Jenkins/AIA  
C:\OFFICE\WPWIN\WPDOCS\REYNOLDS.511\REVIEW.511

July 29, 1996



RECEIVED

JUL 30 1996

Mr. Robert D. Jenkins AIA  
1000 N. 9th Street Ste 35  
Grand Junction, Colorado 81501

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

RE: SPR 96-162 Reynolds Polymer Storage

Dear Rob,

City staff has reviewed your response and have the following comments regarding the project referenced above.

**Police Department:** The response to comments addressed all the questions brought up in the initial review. Although the Policed Department cannot require any lighting, it is strongly suggested that the company consult with a lighting consultant or Public Service to make the facility less inviting to a burglar or trespasser.

**Development Engineer:** The driveway concerns have been addressed.

**Community Development:** The landscaping concerns have been addressed. Written approval from the Foresight Park Architectural Control Committee is required prior to issuing a Planning Clearance for the construction. See the enclosed excerpts from the covenants of the park that are of concern with this project.

Please do not hesitate to contact me if you have questions regarding these comments.

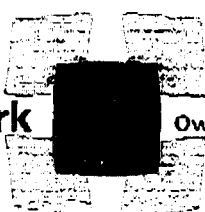
Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen".

Kristen Ashbeck  
Planner

encl



**Foresight Park**

Owner & Tenants Association  
P.O. Box 1509  
604 25 Road  
Grand Junction,  
Colorado 81502

August 1, 1996

Mr. Robert D. Jenkins, Architect  
1000 North 9th St., Suite 35  
Grand Junction, CO 81501

Dear Mr. Jenkins:

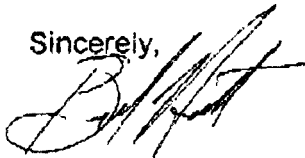
The Foresight Park Architectural Control Committee has reviewed the site, grading, drainage, and landscape plan For Reynolds Polymer Technology, Inc. dated July 23, 1996 and labeled as drawing number C1.5.

The plan has been approved by the Architectural Control Committee subject to the following.

1. The drawing shows an access road from the street that is 40 feet wide. The committee, in accordance with the covenants, requires that this access road have a maximum width of 26 feet.
2. It is the committees understanding that the fence proposed on the plan is temporary and will be taken down and replaced by a building. Since the fence is temporary, the fence is approved for a time period not to exceed one year. The committee believes it would not be in the best interest of the park to allow the fence to stand indefinitely.

If you have any questions, please contact me.

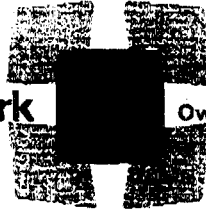
Sincerely,



Bud Haupt  
President  
Foresight Park Owners & Tenants Association

TSS X  
 MRR  
 SSK  
 DGD  
 DJM  
 H.T  
 KN  
 SDS  
 S.J  
 LTW  
 RSO  
 TAT  
 KDS

## Foresight Park



Owner & Tenants Association  
 P.O. Box 1509  
 604 25 Road  
 Grand Junction,  
 Colorado 81502

August 8, 1996

Mr. Scott Sullivan  
 Reynolds Polymer Technology, Inc.  
 607 Hollingsworth  
 Grand Junction, CO 81505

Dear Mr. Sullivan:

As stated in my letter to Mr. Robert Jenkins dated August 1, 1996, the Foresight Park covenants require that access roads have a maximum width of 26 feet.

At your request, the Foresight Park Architectural Control Committee has revisited this covenant with respect to your plans and the Committee has agreed to allow you an access road from the street that is 40 feet wide as proposed in the site, grading, drainage, and landscape plan for Reynolds Polymer Technology, Inc. dated July 23, 1996 and labeled as drawing number C1.5.

If you have any questions, please contact me.

Sincerely,

Bud Haupt  
 President  
 Foresight Park Owners & Tenants Association

ROBERT D. JENKINS/AIA  
ARCHITECT

September 5, 1996

REVIEW COMMENTS - RESPONSE 2

Reynolds Polymer Technology, Inc.  
607 Hollingsworth Street  
Grand Junction, CO 81505

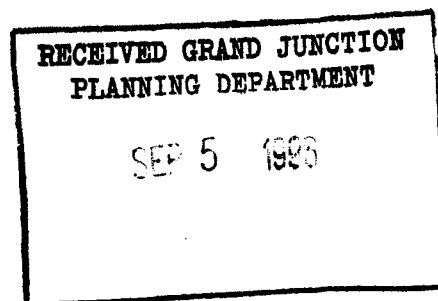
Reference Review Comments  
File #SPR-96-162

- A. Community Development  
Written approval from Foresight Park, Owner & Tenants Association is attached.

Respectfully Submitted,

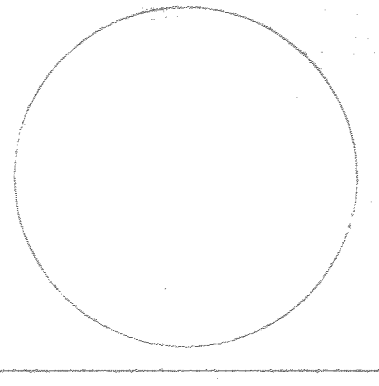


Robert D. Jenkins/AIA  
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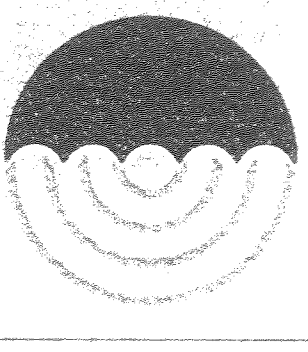


SFR: 1996-162

ROBERT D. JENKINS/AIA  
ARCHITECT  
1000 North 9th Suite 35  
GRAND JUNCTION, COLORADO 81501  
(970) 256-1980 FAX (970) 256-1953

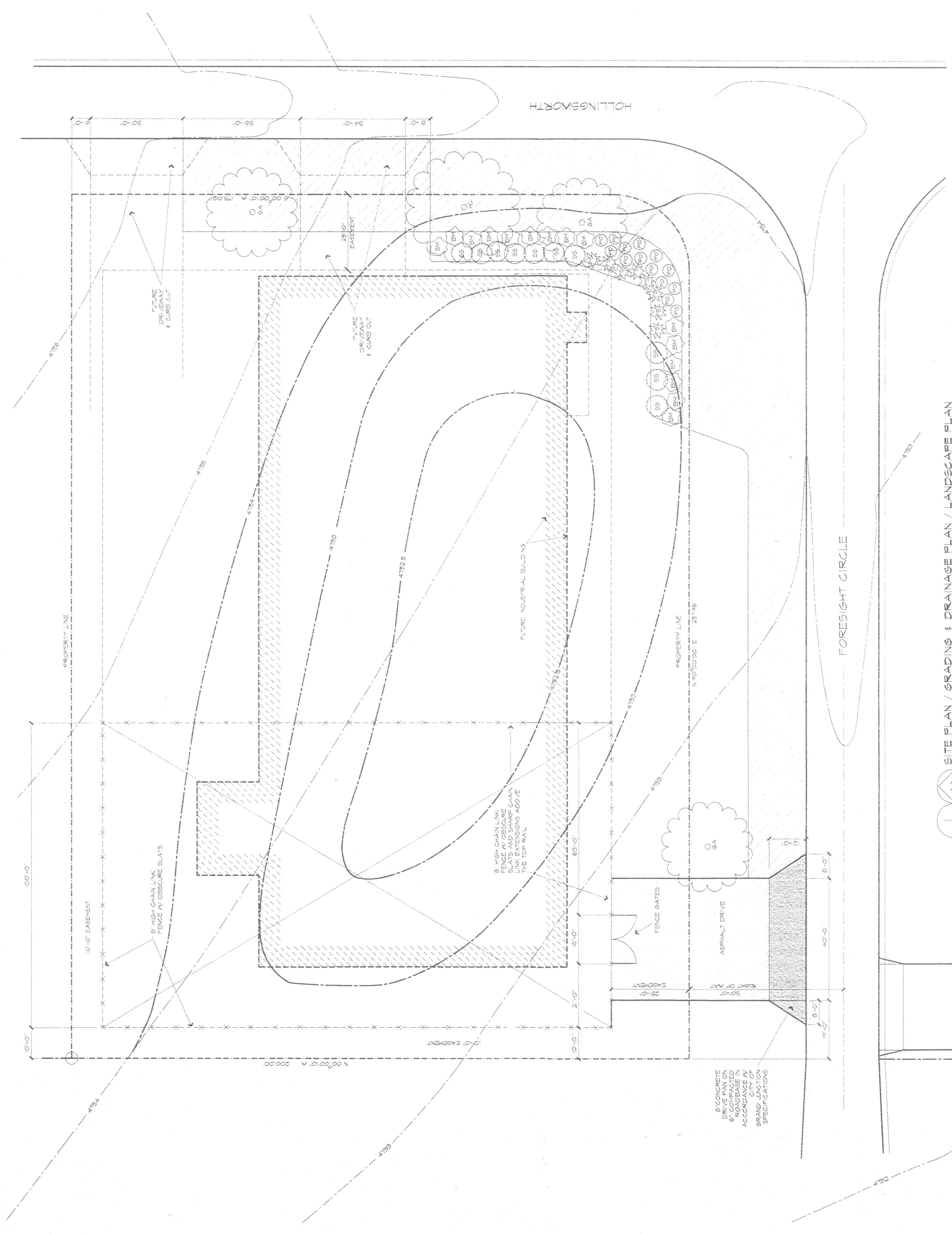


POLYMER TECHNOLOGY, INC.  
REYNOLDS



PROJECT NUMBER:  
9811  
DATE: 07/23/96  
DRAWN BY: RDJ  
REVISIONS:

DRAWING NUMBER  
C15



C15 SITE PLAN / GRADING & DRAINAGE PLAN / LANDSCAPE PLAN  
1/8" = 1' = 0"



- (S5) SNOWVOLD SPIREA 10 SHRUBS 5 GAL. 3-4' HIGH 4-6' SPREAD
- (BM) BLUEBERRY SHRUBS 15 SHRUBS 5 GAL. 3-4' HIGH 4-5' SPREAD
- (M1) FROEDEL SPIREA 9 SHRUBS 5 GAL. 3-4' HIGH 3-4' SPREAD
- (P2) JACKMAN'S POTENTILLA 14 SHRUBS 3 GAL. 3-4' HIGH 3-4' SPREAD

- (GA) GREEN ASH 3 TREES 15 CALIFER 65' HIGH 50' SPREAD
- (TL) HOVELLY LOGSIST. TREE 15 CALIFER 15" DBH 50' SPREAD

SHRUBS & TREES

Approved  
KLA 9/5/96