



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO 81501
 (970) 244-1430

Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					
<input checked="" type="checkbox"/> Site Plan Review			315 Kennedy	B-1	
<input type="checkbox"/> Property Line Adj.					

<i>Richard & Jan Maynard</i>		<i>GREGG Assoc.</i>
Property Owner Name	Developer Name	Representative Name
<i>315 Kennedy</i>		<i>1161 White Ave</i>
Address	Address	Address
<i>GJ CO 81501</i>		<i>GJ CO 81501</i>
City/State/Zip	City/State/Zip	City/State/Zip
<i>243-3699</i>		<i>245-9654</i>
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

[Signature] _____ *10/4/16* _____
 Signature of Person Completing Application Date

Richard & Jan Maynard _____ *10-4-96* _____
 Signature of Property Owner(s) - attach additional sheets if necessary Date

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 315 KENNEDY

Project Name: K&B EXPANSION

ITEMS	DISTRIBUTION																					TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng. ✓	City Planning ✓	City Property Agent	City Parks/Recreation ✓	City Fire Department ✓	City Attorney ✓	City Downtown Dev. Auth.	City Planning City Police ✓	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 \$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																					
○ 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 <u>INCLUDING LANDSCAPE</u>	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
○ 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-10,1	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: 10-4-96
Conference Attendance: BILL WITZLER, ROBERT GIBB, DAVID HARRISON
Proposal: 1045 S.F. EXPANSION TO EXISTING OFFICE
Location: 315 KENNEDY

Tax Parcel Number: 2945-113-16-010
Review Fee: \$100

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO
Adjacent road improvements required? NO
Area identified as a need in the Master Plan of Parks and Recreation? -
Parks and Open Space fees required? NO Estimated Amount:
Recording fees required? NO Estimated Amount:
Half street improvement fees/TCP required? TCP Estimated Amount: 400
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(s) of Petitioner(s) [Signature] Signature(s) of Representative(s) [Signature]

DATE: 10-09-96

PROJECT: Radio Stations Addition
315 Kennedy Avenue
Grand Junction, CO 81501

OWNER: Dick and Jan Maynard
970.245.3699

ARCHITECT: Gregg Associates
1161 White Avenue
Grand Junction, CO 81501
970.245.9654

PROJECT STATEMENT:

This project involves the addition of a 1050 SF addition to the north of the existing Radio Stations building located at 315 Kennedy in Grand Junction. The owners are presently completing the purchase of the adjoining property located to the east. The 1050 SF addition will join the existing Radio Stations building to the westernmost building located on the adjacent (newly acquired) property. The 1050 SF addition will include a reception desk, a waiting and viewing area for the radio studios, and a new office/conference room. It will also allow entry to the newly purchased building that will become additional office and studio space when required by the Radio Stations. The individual SF of these buildings, as well as the number of existing parking spaces vs. required parking spaces are shown on drawing C1.

Assessor's Information Retrieval Service

The following property or properties contain the search information you have entered.

To view the detail information of any of the selected properties, click on the 'actual value' field of the property

The Mesa County Assessor's Office makes every effort to collect and maintain accurate data. However, GovLink.Com and the Mesa County Assessor's Office are unable to warrant any of the information herein contained.

Name	Address	Legal Description	Actual Value
NELSON, KENNETH E and SANDRA J	1355 N 4TH ST	LOT 1 BLK 12 SHERWOOD ADD EXC W 100FT	\$184,330.00

Need evidence that

Maynard is now owner -

*Also need \$6.00 records
\$11.00 Recording fee*

2945-143-06-007

DAVID HOFFMAN

244-0463

SHORT REPORT

10/7/96

OWNER INFORMATION

RICHARD G MAYNARD
315 KENNEDY AVE
GRAND JUNCTION, CO 81501-7552

CO OWNER: JANET S

BOOK: 2119
PAGE: 565

LEGAL DESCRIPTION:

W 100FT LOT 1 BLK 12 SHERWOOD ADD

PROPERTY INFORMATION

PARCEL NUMBER: 2945-113-16-010
PROPERTY ADDRESS: 315 KENNEDY AV

TAC: 10100

MILL LEVY: 84.5040

LAND VALUE: 24,700.00
IMPROVED VALUE: 187,990.00
TOTAL VALUE: 212,690.00

SOLD: 12/15/94 PRICE: 0
YR BUILT: 1975

2100210

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-225

TITLE HEADING: KEKB Expansion

LOCATION: 315 Kennedy Avenue

PETITIONER: Richard Maynard

PETITIONER'S ADDRESS/TELEPHONE: 315 Kennedy Ave.
Grand Junction, CO 81501
243-3699

PETITIONER'S REPRESENTATIVE: Robert Gregg

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

10/23/96

Kristen Ashbeck

244-1437

1. Parcels must be combined (see attached form). If resubdivision is contemplated, note that parking on the easterly parcel is needed to meet the requirements of the office space on the westerly parcel. Subdivision may not be possible unless the parking is committed as needed indefinitely.
2. Are the landscaped areas existing or proposed (please label on plan)?
3. The landscaped area in front of the western wing of the building was required when that wing was added in 1993 (295 sf). In addition, for this proposal, 595 sf of landscaping is required (approximately 17% of total site requirement). This has not been met with the proposal as submitted.
4. Plan must include a table of landscape plantings including legend, number and planting size of each species. Plan must also include a note that all landscaped areas will have an underground pressurized irrigation system.
5. Show proposed lighting on plan.

CITY DEVELOPMENT ENGINEER

10/24/96

Jody Kliska

244-1591

1. Transportation Capacity Payment is \$400.
2. It appears the parking along 4th St. is partially in the street right of way. If the right of way is needed in the future for street improvements, the parking may not be allowed.

CITY FIRE DEPARTMENT

10/14/96

Hank Masterson

244-1414

1. A fire hydrant is required-locate along Kennedy Avenue near the entrance drive to the site.
2. Submit complete sealed plans to the Fire Department for our review and approval. A Building Permit Clearance form will be issued upon completion of our review. One copy of this form is required by the building department before issuing a building permit.

CITY POLICE DEPARTMENT

10/16/96

Lisa Dicamillo

244-3587

There needs to be adequate lighting for the sidewalk between the two existing buildings that leads to parking in the alley. Needs to have the other parking areas lighted for employees leaving at night or arriving early in the morning.

CITY PARKS & RECREATION

10/11/96

Shawn Cooper

244-3869

No comment.

CITY ATTORNEY

10/11/96

Dan Wilson

244-1505

No comment.

MESA COUNTY BUILDING DEPARTMENT

10/11/96

Bob Lee

244-1656

Parcels need to be combined in order to avoid fire walls at property lines between buildings. Need sealed plans for building permit application and plan review.

LISA -

Let me know if this revised plan addresses your comments.

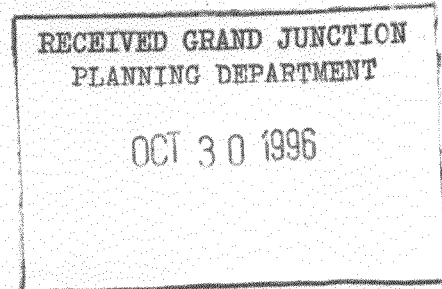
Kristen

10-30-96

KRISTEN,

IT DOES. THANKS

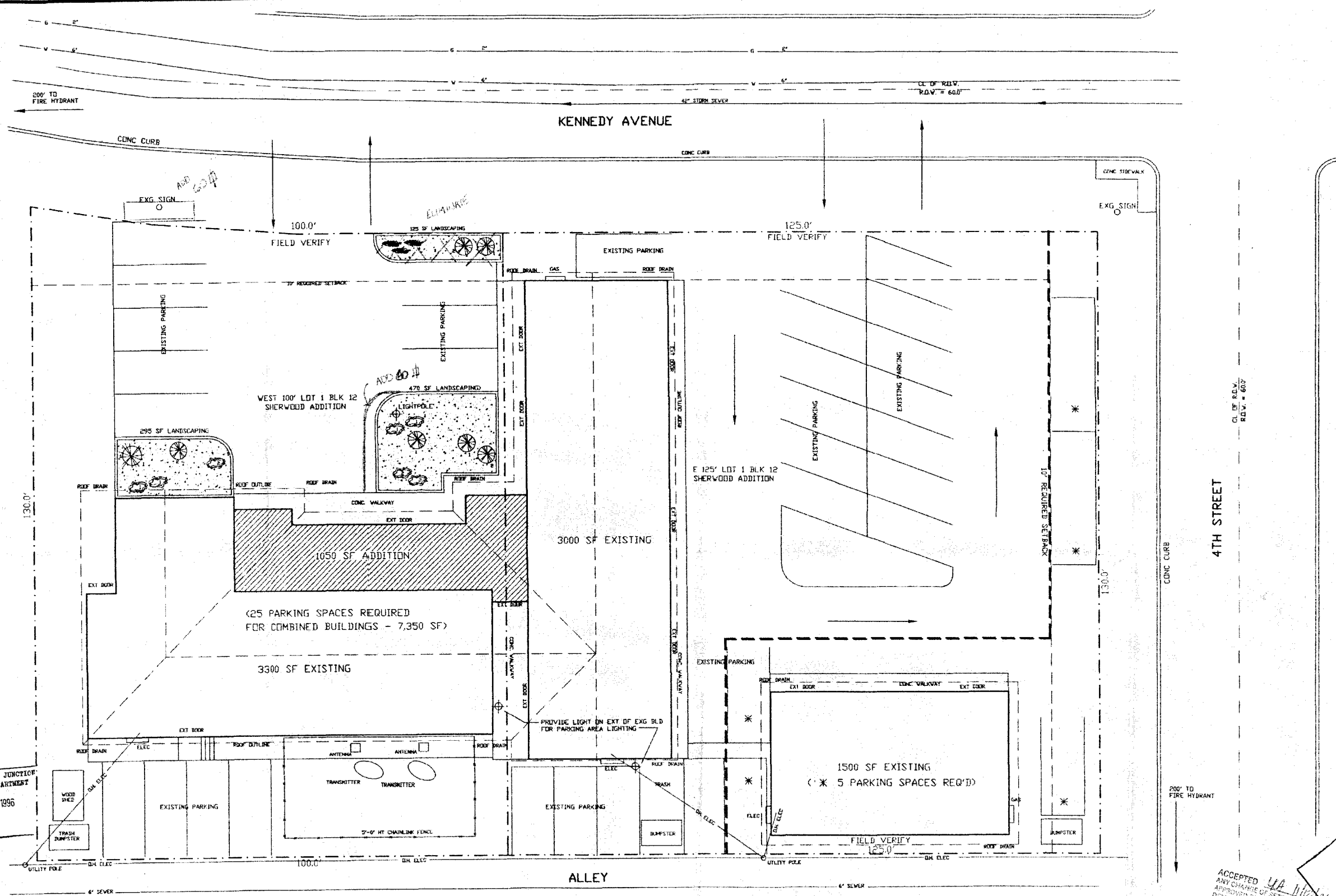
LISA D.



RADIO STATIONS ADDITION
 315 KENNEDY AVENUE
 GRAND JUNCTION, CO

REVISIONS:
 10-29-96

DATE:
 10-09-96
 SHEET NUMBER
 C1.1



RECEIVED GRAND JUNCTION
 PLANNING DEPARTMENT
 OCT 28 1996

ACCEPTED
 GRAND JUNCTION
 PLANNING DEPARTMENT
 OCT 28 1996
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDEEPLY EASEMENTS AND PROPERTY LINES.

CHANGES TO LANDSCAPING
 per D. Hoffman
 3/12/97

LANDSCAPING LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	MIN. SIZE	NATURE HT.	SOIL TYPE
[Symbol]	Palm Ash	Fraxinus pennsylvanica	2	2 1/2"	40'	Prepare soil as required
[Symbol]	Sweet Ash	Fraxinus pennsylvanica	3	2 1/2"	40'	Prepare soil as required
[Symbol]	Autumn Blaze Maple	Acer freemanii	1	2 1/2"	40'	Prepare soil as required
[Symbol]	Autumn Purple Ash	Fraxinus americana	1	2 1/2"	40'	Prepare soil as required
[Symbol]	Forsythia	Forsythia sp.	3	10 gal	3'	Prepare soil as required
[Symbol]	Burberry	Burberry sp.	6	10 gal	3'	Prepare soil as required
[Symbol]	Juniper	Juniperus sp.	30	5 gal	3'	Prepare soil as required
[Symbol]	Black Mulch	Blackwood	2"			Provide 4 in. poly under rock/mulch

NEW PARKING AREA 1/2 ASPHALT SURFACE & CONC. CURB/GUTTER AND INC. SIDEWALK ACCESS LIGHTING & LANDSCAPING AS REQUIRED BY CJ CITY PLANNING DEPT. MAX HT LIGHTING 1/2 06 MIN FT-CANILES PROVIDE IRRIGATION SYSTEM FOR LANDSCAPING 75% OF LANDSCAPED AREA TO BE GRASS/SHRUBS LANDSCAPING REQUIREMENTS MUST CONFORM TO SECTION 5-4-15 OF GRAND JUNCTION ZONING & DEVELOPMENT CODE. PARKING REQUIREMENTS MUST CONFORM TO SECTION 5-5 OF GRAND JUNCTION ZONING & DEVELOPMENT CODE.

UTILITY LOCATIONS ARE APPROXIMATE & ARE BASED ON INFORMATION FROM THE FOLLOWING: PUBLIC SERVICE COMPANY OF COLORADO, UTE WATER CONSERVANCY, CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT. EXACT UTILITY LOCATIONS TO BE FIELD VERIFIED ON SITE PRIOR TO DIGGING/CONSTRUCTION.

FACILITIES & SITE DEVELOPMENT OF THIS SITE ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION CONSTRUCTION SPECIFICATIONS AND STANDARDS USING CITY OF GRAND JUNCTION CONSTRUCTION DETAILS.

TOTAL SIZE OF BOTH LOTS COMBINED = 4.8 ACRES MORE OR LESS.

GENERAL ZONING REQUIREMENTS:
 B1 ZONE
 40' SETBACK REQUIRED FROM CENTER OF R.O.V.
 R.O.V. = 60'

1 SITE PLAN W/ PROPOSED PARKING & LANDSCAPING
 C1.1

APPROXIMATE PROPERTY BOUNDARY
 (PENDING PROPERTY SURVEY)

8,850 SF OFFICE
 32 PARKING SPACE REQUIRED
 41 EXISTING PARKING SPACES

REMARKS:
 APPROVED BY CITY OF GRAND JUNCTION ENGINEER: DATE: _____
 APPROVED BY CITY PLANNING DEPARTMENT: DATE: _____
 APPROVED BY COMMUNITY DEVELOPMENT: DATE: _____

AS NECESSARY
 CHANGE DRAWINGS
 TO REFLECT
 NORTH SIDE
 SURVEY