

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: LOT 3, GRACE COMM. SUBD 2000 Project Name: AVTO REPAIR

ITEMS		DISTRIBUTION																	TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	○ City Property Agent	● City Parks/Recreation POLICE	● 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
Date Received	100-022 10/16/96																										
Receipt #	4733																										
File #	SPR-96-287																										
● Application Fee \$100	VII-1	1																									
● Submittal Checklist *	VII-3	1																									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
● Planning Clearance *	VII-3	1																									3
● 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
● Evidence of Title	VII-2	1		1			1																				3
○ 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
○ Elevation Drawing	IX-13	1	1																								
● Site Plan <u>INCLUDE LANDSCAPING</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
○ 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						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																								1
● 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: 9-16-76
Conference Attendance: STEVE KATZ BILL NAZAR
Proposal: 3000 sq ft and repair - 6 RAYS
Location: 5393 PATT ST

Tax Parcel Number: 2945-103-27-006
Review Fee: 100

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

Additional ROW required? NA
Adjacent road improvements required? NA
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? NO Estimated Amount:
Revocable Permit required? NO
State Highway Access Permit required? NO
On-site detention/retention or Drainage fee required? NO

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) Signature(s) of Representative(s)

**Site Plan
General Project Report**

Mr. Motor Automotive Engineer

October 1996

Prepared for:

**Steve Katz
% Mr. Motor Automotive Engineer
1425 Motor Street
Grand Junction, CO 81505**

Prepared by:

**THOMPSON-LANGFORD CORPORATION
529 251/2 RD., SUITE B-210
Grand Junction, CO 81505
PH. 243-6067**

Job. No. 0280-001

Mr. Motor Automotive Engineer - Site Plan Review

A. Project Description:

1. Location: Lot 3, Grace Commercial Subdivision is located in the Northeast 1/4 Southwest 1/4, Section 10, Township 1 South, Range 1 West of the Ute Meridian. In more local terms, it is located north of and immediately west of Sam's Club, at 539 Faith Street.

2. Acreage: = 0.299 Acres

3. Proposed Use: The applicant is proposing to construct an automobile repair facility on the existing lot.

B. Public Benefit:

The public benefit in seeing this proposal approved would be the utilization of a vacant lot in a previously approved commercial development in an area which currently consists of several automotive type businesses. Public facilities such as existing roads, water and sewer systems would be more fully utilized.

C. Project Compliance, Compatibility, and Impact:

1. Adopted plans and/or policies: Grace Commercial Subdivision is an existing approved commercial subdivision.

2. Land use in the surrounding area: There is planned commercial development on either side of the development. Additional commercial projects are anticipated in the near future on adjacent lots.

3. Site access and traffic patterns: This lot will be accessed from Faith Street, a dead end cul-de-sac.

4. Availability of utilities:

a) Water: A 8-inch potable water line exists in Faith Street and is connected into the Sam's Club/Fred Schmidt loop. This line provides both fire protection and domestic water to the lot.

b) Sewer: The lot will be serviced by an 8-inch sewer located in Faith Street which extends from the 24-inch interceptor that presently exists in Independence Avenue.

c) Power: Public Service Company presently has an overhead power line running down the rear lotline of this project.

d) Gas: Public Service Company presently has a 2" gas line along Faith Street in front of this project.

e) Telephone: Telephone service, as provided by U.S. West, presently exists on the site.

f) Drainage: Drainage for the lot will be provided in accordance with the drainage report submitted for the development. The lot will drain primarily from East to West into the 4 ft V-pan adjacent to the West boundary of the lot. A copy of the drainage report, prepared in accordance with the SIDD Manual as submitted with the Grace Commercial Subdivision, has been included as part of this submittal. No additional drainage fees are anticipated.

5. Special or unusual demands on utilities: There are no special or unusual demands expected.

6. Effects on public facilities: The development of a lot within an approved subdivision will realize the intent, and provide for the use of the public facilities associated with Grace Commercial Development. Half-street improvements by the developer are being constructed in response to the traffic impacts.

7. Site Soils and geology: Copies of both the SCS soils report and a more in-depth report by Western Engineers, as submitted with the Grace Commercial Subdivision have been included in this submittal.

8. Impact of project on site geology and geological hazards: No geological hazards have been identified on this site.

9. Hours of operation: Normal operating hours, as associated with an automotive repair business, are to be expected. Current hours of operation, for the existing business, are Monday - Friday, 8:00 am to 5:00pm.

10. Signage plans: Signage will conform to the current standards of the City of Grand Junction.

D. Development Schedule and Phasing:

Final construction of the utilities needed to service the site is underway. The applicant desires to complete the lot improvements and structure during the 1996 construction season.

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-227

TITLE HEADING: Mr. Motor

LOCATION: 539 Faith Street

PETITIONER: Steve & Sherri Katz

PETITIONER'S ADDRESS/TELEPHONE: 744 Centauri
Grand Junction, CO 81506
241-2444

STAFF REPRESENTATIVE: Bill Nebeker

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

Bill Nebeker

244-1447

-
1. How many employees are expected to work at the facility?
 2. Are there any office owned vehicles, such as a tow truck, or other vehicle that will be parked on the site?
 3. Show location of trash receptacle.
 4. Show location of 14' multi-purpose easement along Faith Street; move the building out of this easement. (It appears that the building can be shifted to the west to accommodate this move; an aisle for one way traffic behind the building is acceptable.)
 5. Change size of building to 100' X 30', rather than 100' X 300'.
 6. Are 2 driveways really needed for this small of a site?

CITY DEVELOPMENT ENGINEER

11/1/96

Jody Kliska

244-1591

-
1. The TCP is credited toward the Faith Street construction, therefore no fee is required.
 2. Drainage is mitigated through the Grace Commercial Subdivision.
 3. The original plans for Faith Street showed one access point per parcel. This plan depicts two accesses, typically one is allowed per parcel.

CITY UTILITY ENGINEER

10/30/96

Trent Prall

244-1590

-
1. Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.
 2. Please contact Dan Tonello with the Industrial Pretreatment section (244-1489) at the Persigo Sewer Treatment Plant for industrial waste review.

CITY FIRE DEPARTMENT

10/28/96

Hank Masterson

244-1414

1. The Fire Department has no problems with this proposal.
2. Submit complete sealed building plans to the Fire Department for our review and approval. A Building Permit Clearance Form will be issued upon completion of our plan review.

MESA COUNTY BUILDING DEPARTMENT

10/22/96

Bob Lee

244-1656

An automatic fire-extinguishing system may be required due to the floor area and use of the building - Section 904.2.5.2 of the Uniform Building Code. Plans for building permit submittal must be sealed.

CITY ATTORNEY

10/18/96

Dan Wilson

244-1505

No comment.

PETITIONER'S RESPONSE TO REVIEW COMMENTS

FILE: #SPR-96-227

TITLE: MR. MOTOR

LOCATION: 539 FAITH STREET

PETITIONER: STEVE & SHERRI KATZ

STAFF REPRESENTATIVE: BILL NEBEKER

PETITIONER'S RESPONSES

City Community Development

1. There are two employees that will work at the facility.
2. There are no office or business owned vehicles that will be parked on the site.
3. The location of the trash receptacle will be in the N/W corner of the lot as indicated on the revised plans.
4. The building has been moved and the easement indicated on the revised plans.
5. The building size typographic error has been changed to 30x100 on the revised plans.
6. Two driveways are essential as the building is designed for "drive-thru" traffic. The driveway issue has been discussed with Jody Kliska and it was agreed that the two driveways would enhance the operation and safety of the proposed business while not affecting the capacity of Faith Street due to the expected low traffic volumes.

City Development Engineer

1. Acknowledged.
2. Acknowledged.
3. See above comment (6).

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

NOV 8 1996

City Utility Engineer

1. City Customer Service Division was contacted on November 5, 1996. A quote of \$750 was given based on the use and number of employees. This quote is on file at the Division office.
2. The Industrial Pretreatment Section was contacted on November 5, 1996, in reference to the industrial waste review. The applicant will be required to obtain a permit based on the proposed activities associated with the business.

City Fire Department

1. Acknowledged
2. Acknowledged. This comment forwarded to the building contractor.

Mesa County Building Department

1. Acknowledged and forwarded to building contractor.

City Attorney

No Comment

Thank you for your comment and timely review of the site plan proposal. Accompanying you will find the revised plans.

Respectfully,

Douglas A. Thies

Douglas A. Thies, P.E.
Thompson-Langford Corporation

Temporary C.O. good for 3 weeks from date of issuance

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 58572 58572 McGleeson Inc. DATE 3-7-97

PERMISSION IS HEREBY GRANTED TO Mr. Motor TO OCCUPY THE

BUILDING SITUATED AT 539 Bogart

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-103-04-003

FOR THE FOLLOWING PURPOSE: Const. shop/office for Mr. Motor

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Dennis D Hillman

City Planning Bill Neph

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 58572

DATE 3-14-97

PERMISSION IS HEREBY GRANTED TO MCGleeson Inc. TO OCCUPY THE

BUILDING SITUATED AT 539 Bogart

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-103-04-003

FOR THE FOLLOWING PURPOSE: Const. shop/Office Building

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

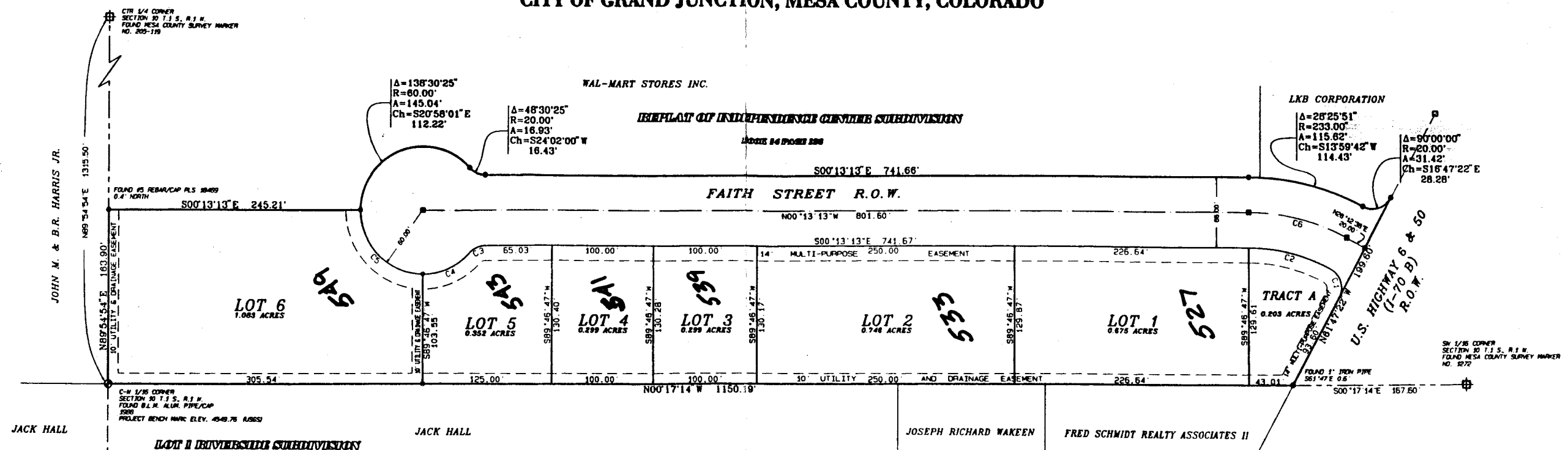
S PR-96.227

INSPECTOR Dennis Hillison

City Planning Bill Nehal

GRACE COMMERCIAL SUBDIVISION REPLAT

NE1/4 SW1/4 SECTION 10, T.1 S., R.1 W., UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Jack L. Bogart and Patricia E. Bogart, are the owners of that real property in the City of Grand Junction, County of Mesa, State of Colorado, described in an instrument recorded in Book 2200 at Page 713, being situated in the Northeast one-quarter of the Southwest one-quarter of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as shown on the accompanying plat, said property being more particularly described as follows:

Lots 3, 4, and 5 in Grace Commercial Subdivision, Except the following described tract:

Beginning at the Northeast Corner of said Grace Commercial Subdivision, thence $S00^{\circ}13'13''E$ along the East line of said Subdivision 271.77 feet, thence $S89^{\circ}46'47''W$ 105.08 feet to the beginning of a 20 foot radius curve to the right, with a chord which bears $N65^{\circ}57'31''W$ 16.43 feet, thence 16.93 feet along the arc of said curve to the beginning of a 60 foot radius curve to the left, the chord of which bears $N63^{\circ}57'53''W$ 49.29 feet, thence along the arc of said curve, 50.80 feet, thence $N00^{\circ}13'13''E$ 245.16 feet to the North line of said Subdivision, thence $N89^{\circ}54'50''E$ 164.99 feet to the beginning.

That said owners have caused the said real property to be laid out and surveyed as GRACE COMMERCIAL SUBDIVISION REPLAT, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
- All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
- All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines;
- All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;
- Tract A to the owners of the lots and tracts hereby platted as common open space for the purpose of stormwater detention facilities.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush and in Drainage and Detention/Retention easements, the right to dredge, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 15th day of July, A.D. 1996.

Jack L. Bogart
Patricia E. Bogart

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

State of Colorado)
County of Mesa)

This plat was acknowledged before me by Jack L. Bogart & Patricia E. Bogart on this 15th day of July, A.D. 1996, for the aforementioned purposes.

Margaret M. Lange
Notary Public
My Commission expires 1-23-98
My address is: P.O. Box 347, Grand Junction, CO 81502



LIEN HOLDERS' CERTIFICATE

The following parties, having security interest in the subject property, hereby consent to the recording of this plat:

[Signature] 7-1-96
for Grand Valley National Bank Date

CITY APPROVAL

This plat of GRACE COMMERCIAL SUBDIVISION REPLAT, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 15th day of July, 1996.

Shirley E. Lehen [Signature]
City Manager

COUNTY CLERK AND RECORDER'S CERTIFICATE

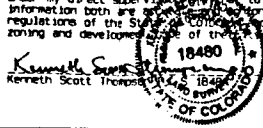
I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:23 o'clock P. M., this 29th day of July, 1996, and is duly recorded in Plat Book No. 15, Page 134, as Reception No. 1765912, Drawer No. 0049.

Clerk and Recorder of Mesa County

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of GRACE COMMERCIAL SUBDIVISION REPLAT were made by me and/or under my direct supervision and to the best of my knowledge, belief, and information both are correct and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Kenneth Scott Thompson 18480
Surveyor
Date July 2, 1996



BASIS OF BEARINGS: $N89^{\circ}54'54''E$ ALONG THE NORTH LINE NE1/4 SW1/4 SECTION 10 ACCORDING TO THE REPLAT OF INDEPENDENCE CENTER SUBDIVISION.

- SET #X24" REBAR W/ALLOY CAP STAMPED THOMPSON-LANGFORD CORP PLS 18480 IN CONCRETE
- FOUND BRASS DISK PLS 29041 IN SIDEWALK
- FOUND #5 REBAR
- SET BRASS DISK IN ASPHALT AT STREET CENTERLINE CONTROL POINTS

NOTE: All information regarding ownership, record easements, and other matters affecting title to the property shown hereon is from a title commitment prepared by Titor Title Insurance Company, Order File Number 95-10-184 C2, dated December 12, 1995.

Building setback requirements: 47' Front yard (from center-line R.O.W.)
0' Side and rear yards

CURVE #	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	31.42	20.00	$90^{\circ}00'00''$	$S73^{\circ}12'38''W$	28.28
C2	82.87	167.00	$28^{\circ}25'51''$	$S13^{\circ}59'42''W$	92.02
C3	16.93	20.00	$48^{\circ}30'17''$	$S24^{\circ}28'21''E$	15.43
C4	50.84	59.99	$48^{\circ}33'35''$	$S24^{\circ}26'41''E$	49.33
C5	94.18	59.99	$89^{\circ}56'42''$	$S44^{\circ}48'07''W$	84.80
C6	99.24	200.00	$28^{\circ}25'51''$	$N13^{\circ}59'42''E$	98.23

AREA SUMMARY		
LOTS	3.454 ACRES	66.0%
STREETS	1.574 ACRES	30.1%
OPEN SPACE	0.203 ACRES	3.9%
TOTAL	5.231 ACRES	100%

GRACE COMMERCIAL SUBDIVISION REPLAT

JACK BOGART

SECTION NE 1/4 NW 1/4 S 10 T	TOWNSHIP 1S	RANGE 1W	MERIDIAN UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - # B-210			
Grand Junction CO 81505 (970) 243-6067			
Designed By DRS	Checked By KST	Job No.: 0280-001	
MODEL: D:\0280\001\PLAT		Date: January 12, 1996	Sheet 1 of 1