



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 1125 NORTH AVENUE

Project Name: Diomio's PIZZA

ITEMS		DISTRIBUTION																TOTAL REQ'D.				
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Public Association	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
Rec # 542 PL \$105.00 8-17-93 m 102 93																						
● Application Fee \$105.00	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
● 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
● Evidence of Title	VII-2	1		1																		
○ Appraisal of Raw Land	VII-1	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-3	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
○ Elevation Drawing	IX-13	1	1																			
● Site Plan	IX-29	2	2	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
○ 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	1					
○ Roadway Plan and Profile	IX-28	1	2									1										
○ Road Cross-Sections	IX-27	1	2																			
○ Detail Sheet	IX-12	1	2																			
○ <del>Geotechnical Report</del>	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 Report	X-10,11	1	1																			
○ Traffic Impact Study	X-15	1	2																1			

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 8-11-93 244-1700 244-1447

Conference Attendance: JOHN DAVE THORNTON

Proposal: Restaurant - Dionio's PIZZA

Location: 1125 NORTH AVENUE

Tax Parcel Number: 2945-141-06-004

Review Fee: \$105.00

Interior Remodel

(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? NO

Parks and Open Space fees required? NO Estimated Amount:

Recording fees required? NO Estimated Amount:

Half street improvement fees required? NO Estimated Amount:

Revocable Permit required? NO

State Highway Access Permit required? NO as per conversation with Ed Pyles

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? NO

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(s) of Representative(s)

# REVIEW COMMENTS

Page 1 of 2

FILE #102-93

TITLE HEADING: Site Plan Review - Diorios Pizza

LOCATION: 1127 North Avenue

PETITIONER: John Teixeira

PETITIONER'S ADDRESS/TELEPHONE: 1125 North Avenue  
Grand Junction, CO 81501  
243-1700

STAFF REPRESENTATIVE: Kathy Portner

---

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

---

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**8/19/93**  
**244-1590**

---

**SEWER**

1. Sewer "Plant Investment Fee" for restaurant operating 12 hours a day or less with seating capacity for 32 is  $4.48 \times \$750 = \$3,360$ . Credit of \$1,080 will be given for current use resulting in balance due of \$2,280.
2. An approved grease trap shall be required. Detailed submittal of design will be reviewed by Industrial Pretreatment Coordinator

WATER - no comment.

**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**8/19/93**  
**244-1591**

---

No comment.

**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**8/19/93**  
**244-1656**

---

Our department will need to conduct an inspection of the property. There is insufficient information enclosed to make a determination on building code compliance of the new seating area. The applicant should contact us.

**CITY ATTORNEY**  
**Dan Wilson**

**8/24/93**  
**244-1505**

---

No comment at this time.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kathy Portner**

**8/25/93**  
**244-1446**

---

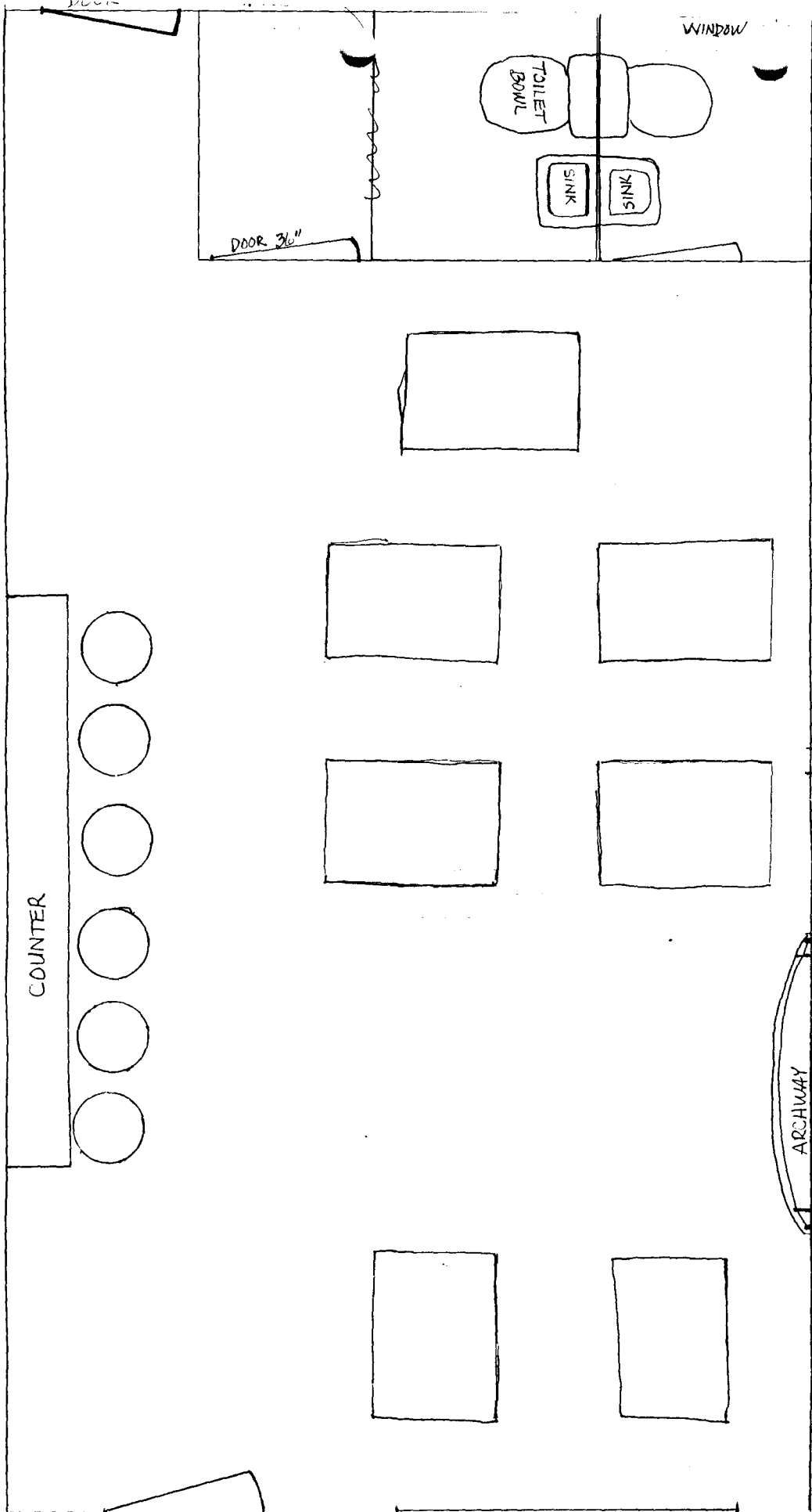
- To determine the parking requirement for the complex I need to know the square footage of the building with the 2 barber shops. The parking requirement for that building is 1 space per each 300 square feet of gross floor area. The requirement for the restaurant is 1 space per each 3 seats designed capacity. With a capacity of 32 seats the requirement is 11 spaces.
- The parking lot as it is currently designed is difficult to maneuver through and does not meet code. It should be restriped so that the west driveway is an entrance only and the east driveway an exit only with the spaces angled accordingly (see attached sketch and standards). The concrete curb in the middle would also need to be shortened to allow easy access around it. The entrance and exit should be signed as such.
- Please submit a revised drawing and information on the square footage of the other building.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kathy Portner**

**8/25/93**  
**244-1446**

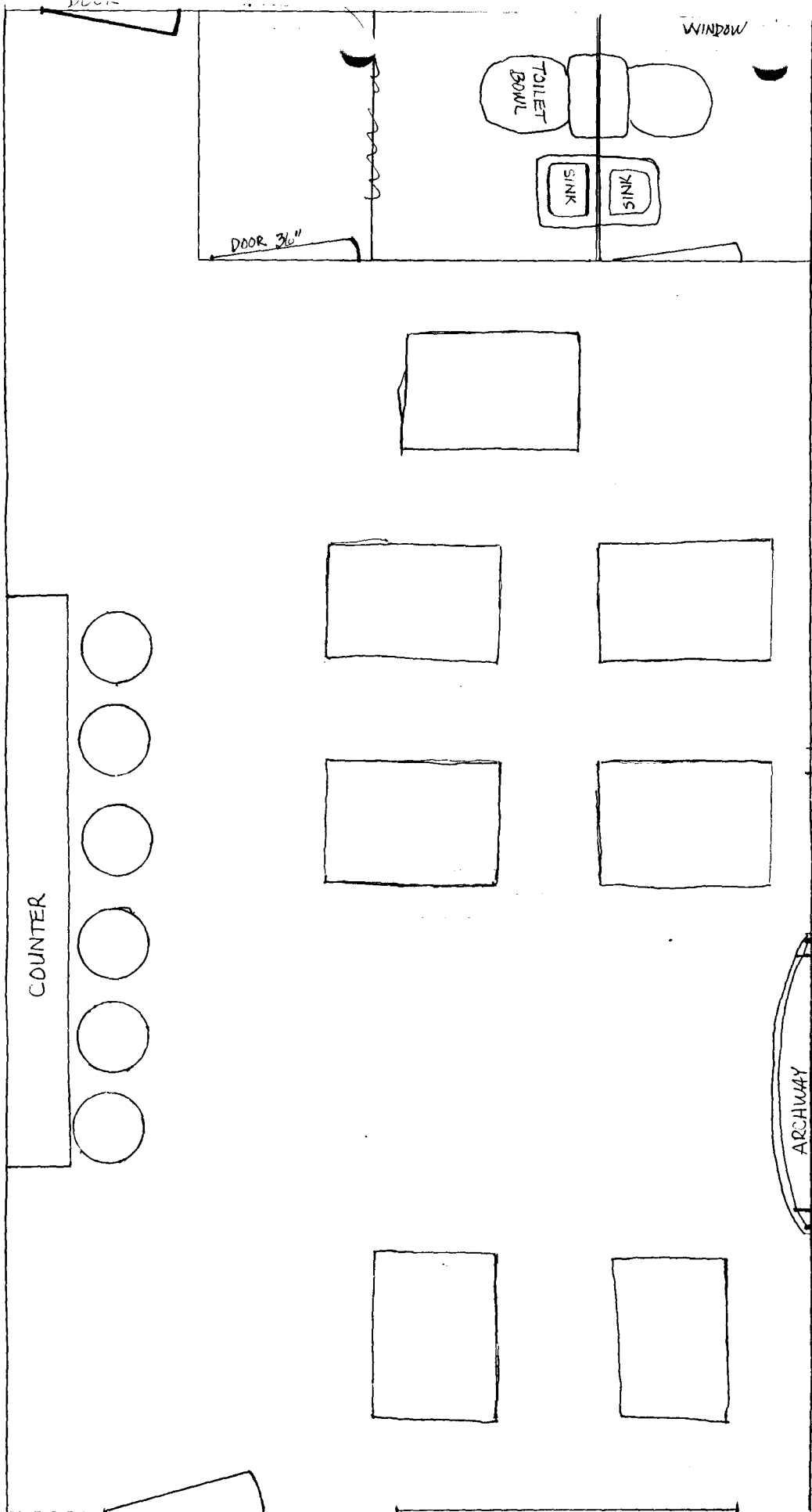
---

- To determine the parking requirement for the complex I need to know the square footage of the building with the 2 barber shops. The parking requirement for that building is 1 space per each 300 square feet of gross floor area. The requirement for the restaurant is 1 space per each 3 seats designed capacity. With a capacity of 32 seats the requirement is 11 spaces.
- The parking lot as it is currently designed is difficult to maneuver through and does not meet code. It should be restriped so that the west driveway is an entrance only and the east driveway an exit only with the spaces angled accordingly (see attached sketch and standards). The concrete curb in the middle would also need to be shortened to allow easy access around it. The entrance and exit should be signed as such.
- Please submit a revised drawing and information on the square footage of the other building.



102 93

DOOR WINDOW ARCHWAY 5' 1/2" = 1 FT.  
 DIORIO'S 1125 NORTH AVE 243-1700



102 93

DOOR WINDOW ARCHWAY 5' 1/2" = 1 FT.  
 DIORIO'S 1125 NORTH AVE 243-1700

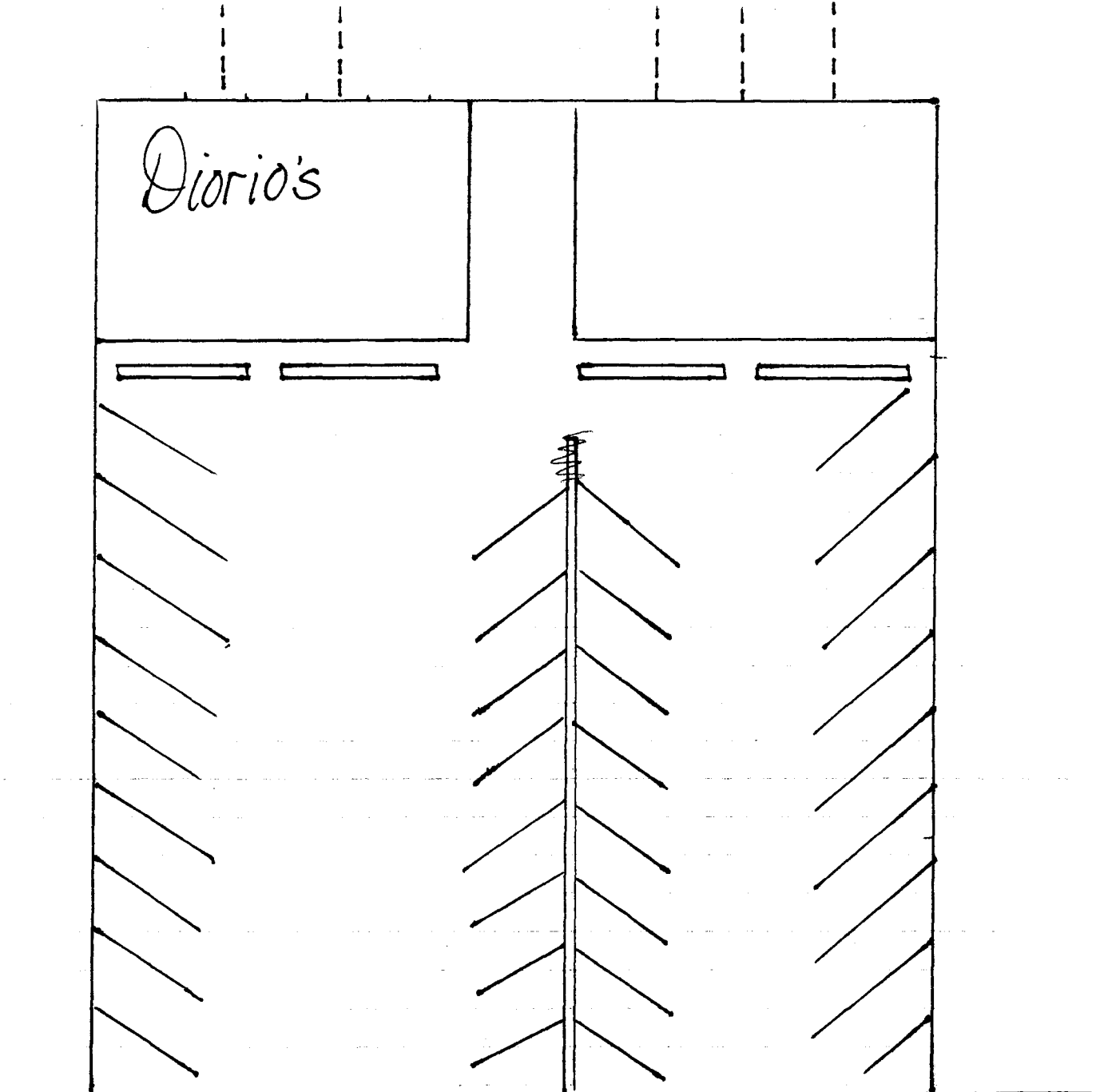


DIORIO'S  
1125 NORTH AVE. 243-1700

1 SQ = 5 FT.

102 93

← BACK ALLEY →



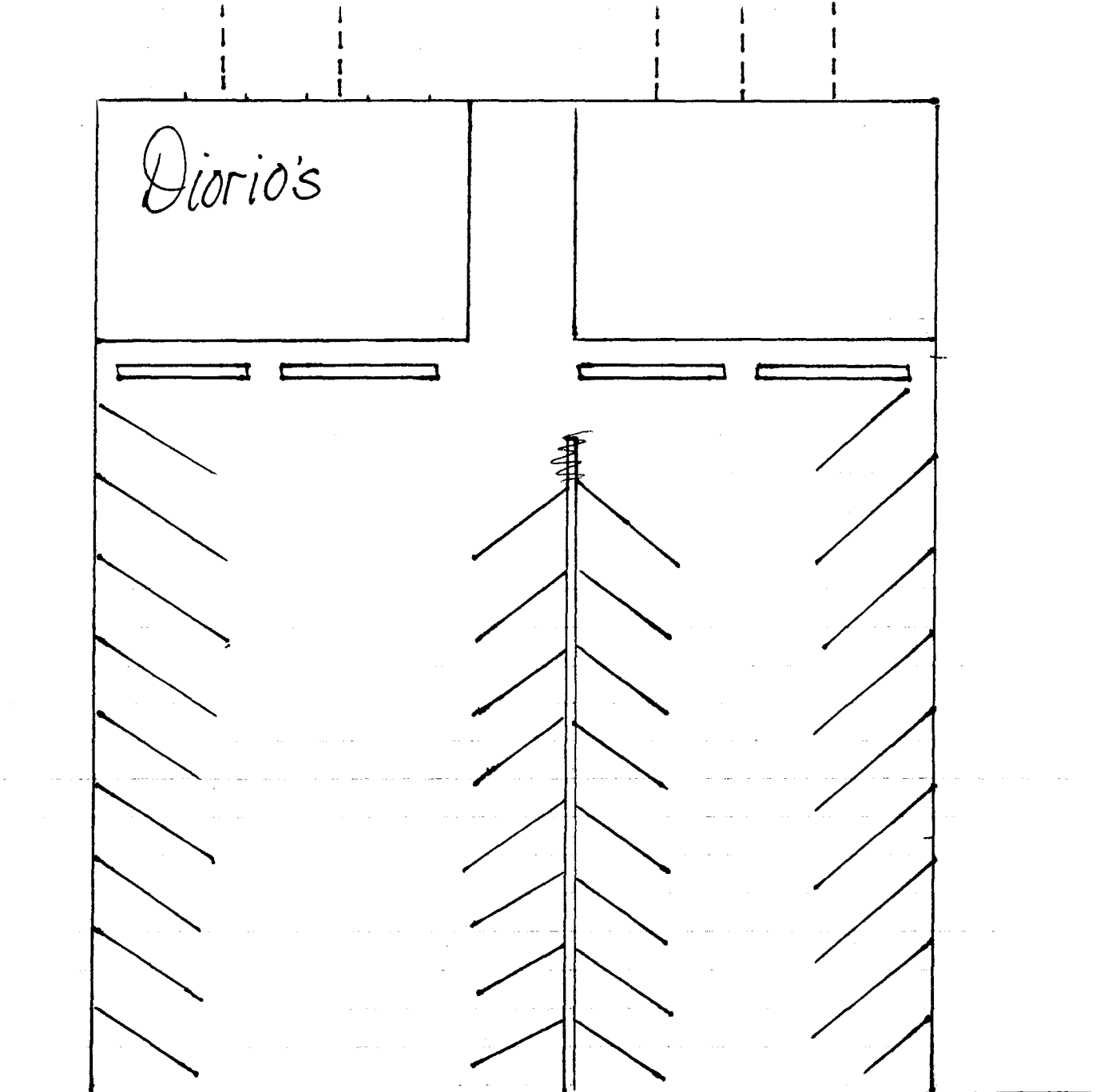
← NORTH AVENUE →

DIORIO'S  
1125 NORTH AVE. 243-1700

1 SQ = 5 FT.

102 93

← BACK ALLEY →



← NORTH AVENUE →

