



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

109 93

Location: 1003 Wentus

Project Name: Sparkman Building

| ITEMS | DESCRIPTION                         | SSID REFERENCE | DISTRIBUTION <i>Storage</i> |                |                   |                     |                                 |                      |               |                          |                 |                    |                     |                   |                |                | TOTAL REQD. |           |                |      |      |                    |              |   |   |   |
|-------|-------------------------------------|----------------|-----------------------------|----------------|-------------------|---------------------|---------------------------------|----------------------|---------------|--------------------------|-----------------|--------------------|---------------------|-------------------|----------------|----------------|-------------|-----------|----------------|------|------|--------------------|--------------|---|---|---|
|       |                                     |                | City Community Development  | City Dev. Eng. | City Utility Eng. | City Property Agent | City <del>Park/Recreation</del> | 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 |   |   |   |
| ●     | Application Fee \$195.00            | 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            | 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 |
| ●     | Evidence of Title                   | VII-2          | 1                           |                | 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            | 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    | 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              | 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 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.

109 93

#### NARRATIVE

The building will be constructed on the site located at approximately 1103 Winters Avenue. The building is a 8,100 sq. ft. steel structure with steel siding. The flooring will consist of six inch concrete slab. There will be six 12x 14 overhead doors.

The primary use of the building will be for storage. The office use will comprise less tha 10 percent of the building. It is anticipated that the number of employees at this site will be less than eight full time.

**REVIEW COMMENTS**

Page 1 of 1

DATE: September 1993

FILE #109-93 TITLE HEADING: Office Warehouse - ALCO Building

ACTIVITY: Site Plan Review - Office Warehouse

LOCATION: 1103 Winters

PETITIONER: ALCO Building Company

PETITIONER'S ADDRESS/TELEPHONE: 599 25 Road  
Grand Junction, CO 81506  
242-1423

ENGINEER/REPRESENTATIVE: Joe Krabacher

STAFF REPRESENTATIVE: Dave

---

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW  
COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M.,  
September 28, 1993

---

**CITY AGENCIES:**

**CITY FIRE DEPARTMENT**

George Bennett 244-1400

Submit a utility composite detailing water line sizes and fire hydrant  
Submit a storage plan detailing the type of storage, height and wareho  
Submit a complete stamped set of building and site plans for review and  
survey to determine the required flows.

CO SIGNED JY  
MTD 1-7-94

**CITY DEVELOPMENT ENGINEER**

Gerald Williams 244-1591

Driveways within the R.O.W. must be concrete per city standards.

**COMMUNITY DEVELOPMENT**

Dave Thornton 244-1447

1. The parking required for this use is equal to one space per the numl  
on the largest shift, plus one space for each vehicle used in operation

The parking surface must be a "dust free" surface and parking stalls must meet city code. Please revise the site plan showing parking area and provide information necessary to determine number of parking spaces required.

2. Any proposed signage will require a separate sign permit. A licensed sign contractor is required to obtain the permit.
3. \$2,298.00 fee for drainage is required before the planning clearance will be issued.

PAID



September 16, 1993

City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

Keith Mumby  
c/o Golden, Summers, Mumby and Livingston  
P.O. Box 398  
Grand Junction, CO 81501

Dear Mr. Mumby,

This letter is written to you regarding your client, Mr. Sparkman, and his development application for property located at 1003 Winters Avenue, Grand Junction, tax parcel # 2945-231-18-005.

The Community Development Department, together with the Public Works and Engineering Department, has reviewed the proposal and informs you that the proposed drainage for the project is acceptable subject to the following limitations.

The first limitation being that the payment of \$2298.00 in drainage fees is exclusively for the development and construction of the commercial building on the unsubdivided parcel, all as more particularly detailed in Community Development site plan review file number 109-93. This payment in lieu of construction of drainage facilities is acceptable to the City with the express understanding that if the property is further subdivided or any other building permit or permits is or are issued for any of the property, Mr. Spartman or any successors in interest, will be required to pay all applicable drainage fees or construct onsite drainage facilities for the entire parcel if not subdivided, or for any and all subdivided lots, if the parcel is subdivided. Drainage fees or construction of drainage facilities must occur prior to plat recording if subdivided or prior to issuance of any additional building permits if not subdivided.

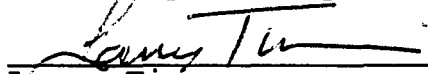
The second limitation pertains to the City being able to secure all easements necessary for the conveyance of drainage from the property. If all necessary easements are not dedicated or conveyed to the City on or before October 15, 1993, the City shall notify Mr. Spartman that onsite drainage is required for all development occurring on the property whether the property is subdivided or not including the development proposed in file 109-93. If Mr. Spartman is notified on or before October 15, 1993, that sufficient easements, as determined in the absolute discretion of the Public Works Department of the City, are not dedicated or conveyed to the City, then the City will refund, upon construction and acceptance of City approved drainage facilities for the developed site, the \$2298.00 previously paid.

Onsite drainage facilities, if required to be constructed due to lack of easements, must be constructed no later than May 15, 1994.

If these terms and conditions are agreeable, please sign and have Mr. Spartman sign and this return this letter to me.

If you have any questions or if I may be of assistance, please let me know.

Community Development Department

  
\_\_\_\_\_  
Larry Timm

\_\_\_\_\_  
Richard Spartman                      date

Golden, Summers, Mumby and Livingston

\_\_\_\_\_  
Keith G. Mumby                      date