



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 582 25 1/2 ROAD

Project Name: Fire Station #3 GARAGE

ITEMS	DISTRIBUTION														TOTAL REQD.								
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	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		
Original Do NOT Remove From Office	123 93																						
● Application Fee <u>\$110<sup>00</sup></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
● 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																		
○ Deeds	VII-1	1			1																		
○ Easements	VII-2	1	1	1	1																		
○ Avigation Easement	VII-1	1			1																		
○ ROW	VII-3	1	1	1	1																		
○ Improvements Agreement/Guarantee	VII-2	1	1	1																			
○ CDOT Access Permit	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1	1																				
● General Project Report ( <u>NARRATIVE</u> )	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	1	
○ Grading and Drainage Plan	IX-16	1	2																				
○ 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																				
<del>○ Land Use Plan</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: 9-15-93
Conference Attendance: Rob Ferguson, Dave Thornton, Gerald Williams
Proposal: GARAGE
Location: SBZ 25 1/2 Road

Tax Parcel Number: 2945-101-00-944
Review Fee: \$110.00
(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 required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit 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 of Robert J. Ferguson

Signature of Robert J. Ferguson

240 X 200

PZ ZONE

SIGHT PLAN REVIEW NARRATIVE

We will be constructing a 30 foot by 30 foot garage with 10 foot walls to park the new hazardous materials response trailer and the vehicle to pull it with. It will have two overhead garage doors , one 3 foot wide entry door and one 3 foot square window. The garage will be built directly behind fire station # 3. the garage will only be used for storage of these vehicles and possibly some other related equipment.

123 93

Original  
Do NOT Remove  
Office

Will GARAGE HAVE the window on the NORTH, EAST or South side of Bldg.

# REVIEW COMMENTS

Page 1 of 1

FILE #123-93

TITLE HEADING: Site Plan Review - Garage

LOCATION: 582 25 1/2 Road  
Fire Station #3

PETITIONER: City of Grand Junction Fire Department

PETITIONER'S ADDRESS/TELEPHONE: 250 North 5th Street  
Grand Junction, CO 81501  
244-1403

PETITIONER'S REPRESENTATIVE: Robert Ferguson

STAFF REPRESENTATIVE: Dave Thornton

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**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.**

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**CITY UTILITY ENGINEER** 10/12/93  
**Bill Cheney** 244-1590

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No comment.

**MESA COUNTY BUILDING DEPARTMENT** 10/18/93  
**Bob Lee** 244-1656

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No comments.

**GRAND JUNCTION FIRE DEPARTMENT** 10/19/93  
**George Bennett** 244-1400

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A fire flow survey needs to be conducted to determine the required flows. Submit a complete set of building plans.

**CITY DEVELOPMENT ENGINEER** 10/19/93  
**Gerald Williams** 244-1591

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1. Is the proposed building located entirely on existing asphalt?
2. Roof drains should be directed on-site away from the school.

### PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

Do NOT Remove From Office

BLDG ADDRESS 582 25 1/2 Rd

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900 sq. ft.

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF FAMILY UNITS - 0 -

TAX SCHEDULE NO. 2945-101-00-944

NO. OF BLDGS ON PARCEL

OWNER CITY OF GRAND JCT

BEFORE THIS CONSTRUCTION 2

ADDRESS 250 N 5th

USE OF EXISTING BLDGS FIRE STATION / Gen RM

TELEPHONE (303) 244-1400

DESCRIPTION OF WORK AND INTENDED USE:

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE PZ

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: Front \_\_\_\_\_ from property line or 55 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 0 from property line

CENSUS TRACT 4 TRAFFIC ZONE 10

Rear 0 from property line

Parking Req'mt \_\_\_\_\_

Maximum Height 65

File Number 123-93

Maximum coverage of lot by structures \_\_\_\_\_

Special Conditions: Suggest the location of windows take into account the playing field nearby

Landscaping/Screening Req'd existing

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval Kathy Stinson

Applicant Signature Robert A. Ferguson

Date Approved 10/25/93

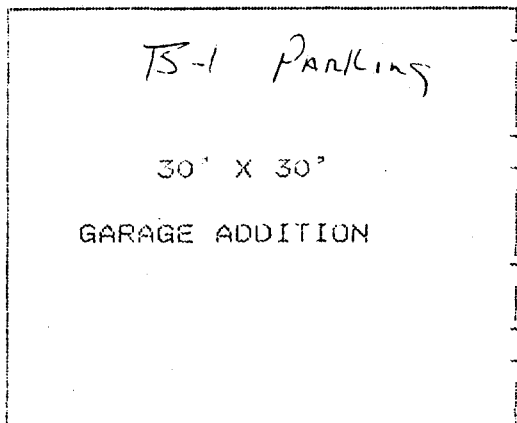
Date 10-11-93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



garage door

PARKING LOT

30' X 30'

GARAGE ADDITION

garage door

entry door

123 93

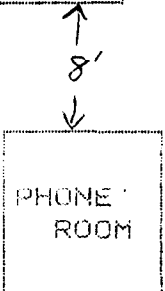
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GEN. ROOM

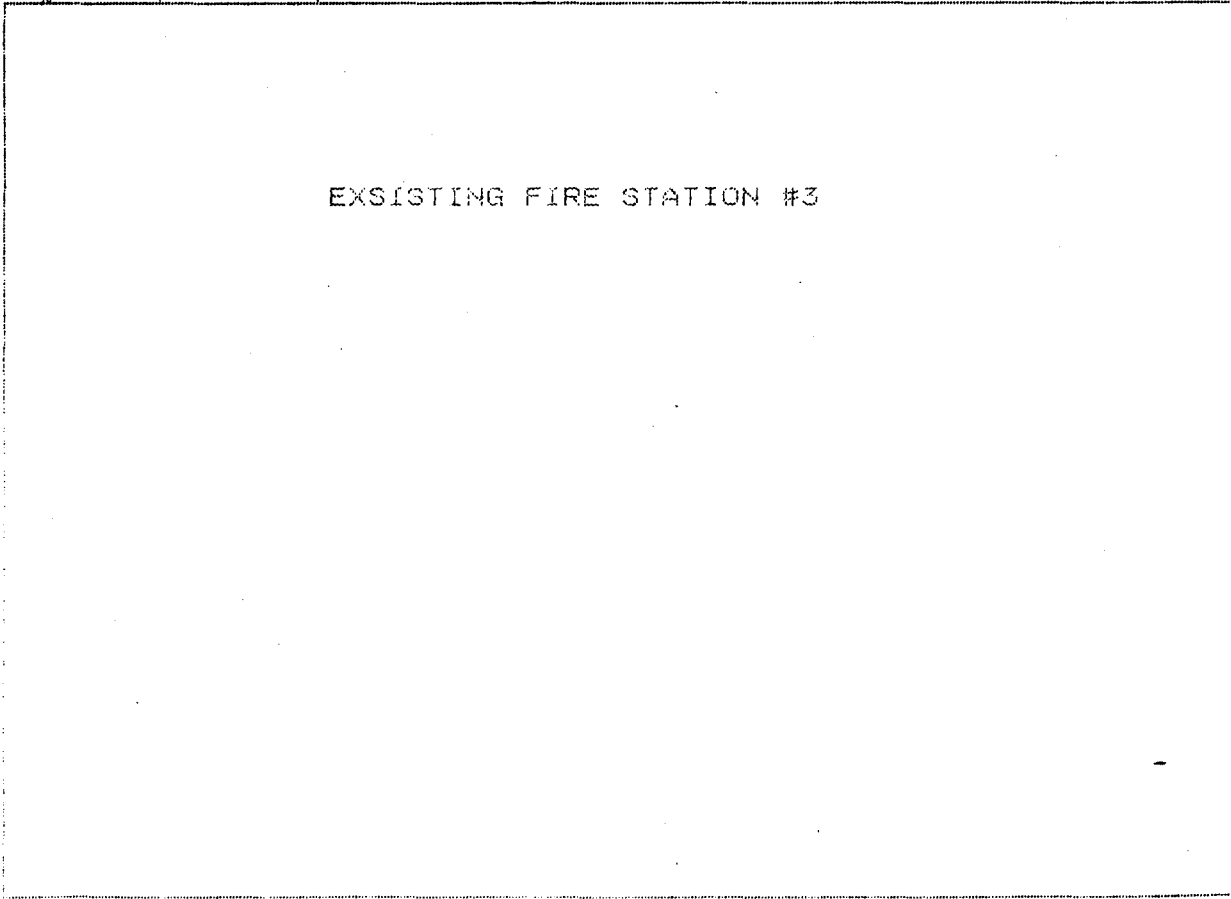
3'

16'8"

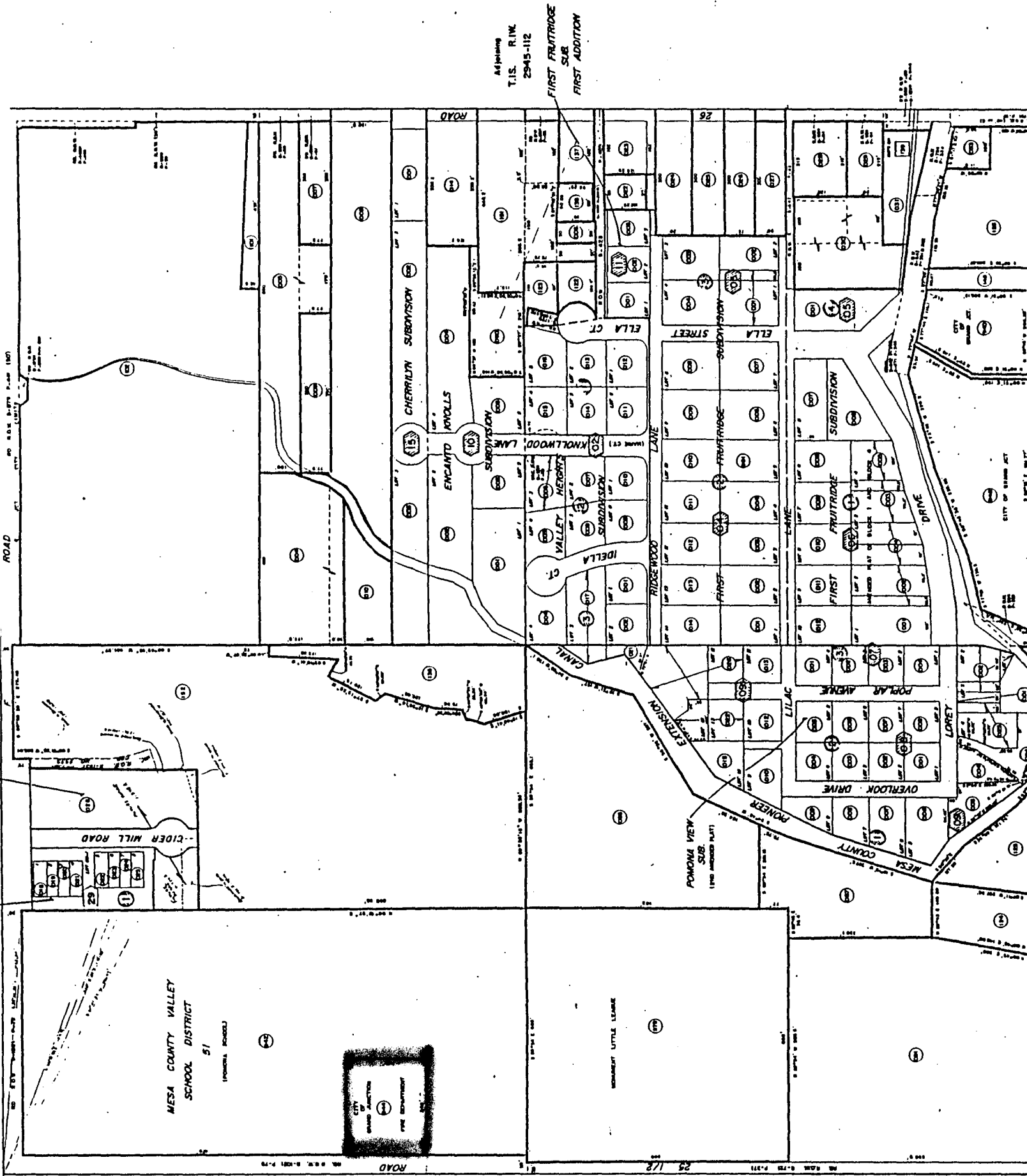


PHONE ROOM

8'



EXISTING FIRE STATION #3

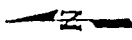


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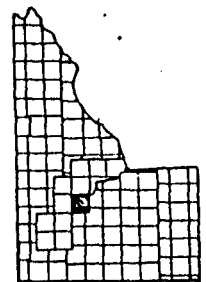
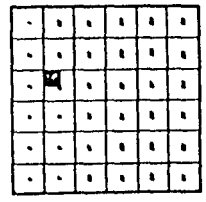
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