



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 2538 Blichman

Project Name: Metal Storage Building

ITEMS	DISTRIBUTION														TOTAL REQ'D.									
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
		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 Public Works Dept.	Irrigation District	Drainage District	Water District / Ute	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field	Pueblo Wastewater	Police	
● Application Fee \$110	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
● 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
● Evidence of Title	VII-2	1		1																				
○ Appraisal of Raw Land	VII-1	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	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
○ 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
○ Grading and Drainage Plan	IX-16	1	2									1					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	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-30	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							
● ACCO Approval letter		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.

RE-APPLICATION CONFERENCE

Date: 10/29/93
Conference Attendance:
Proposal: Metal Storage Building
Location:

Tax Parcel Number:
Review Fee:
(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, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

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 #131-93

TITLE HEADING: Site Plan Review - Public Service  
Company - Metal Storage Building

LOCATION: 2538 Blichmann

PETITIONER: MacGregor/Wathen Construction

PETITIONER'S ADDRESS/TELEPHONE: 2267 West Yale  
Englewood, CO 80110  
922-6726

PETITIONER'S REPRESENTATIVE: Jen Schaeffer

STAFF REPRESENTATIVE: Kristen Ashbeck

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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** 11/2/93  
**Bill Cheney** 244-1590

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No comment.

**CITY DEVELOPMENT ENGINEER** 11/4/93  
**Gerald Williams** 244-1591

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No comment.

**GRAND JUNCTION FIRE DEPARTMENT** 11/5/93  
**George Bennett** 244-1400

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A minimum of one fire hydrant is required and be capable of providing the required fire flows. Any additional building requirements will be addressed during the building permit process.

**GRAND JUNCTION POLICE DEPARTMENT** 11/8/93  
**Mark Angelo** 244-3587

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No comment.

**COMMUNITY DEVELOPMENT DEPARTMENT** 11/9/93  
**Kristen Ashbeck** 244-1437

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Planning Clearance for Building Permit will be issued upon satisfactorily meeting requirements of Fire Department.

**UTE WATER**  
**Gary R. Mathews**

**11/9/93**  
**242-7491**

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No objections. Ute water has an 8" main line in Blichmann Avenue and a 2" in F 1/2 Road. Policies and fees in effect at the time of application will apply.

**PUBLIC SERVICE COMPANY**  
**Dale Clawson**

**11/5/93**  
**244-2695**

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**ELECTRIC & GAS: No objections.**

# MacGregor/Wathen Construction Co.

2267 West Yale Avenue • Englewood, Colorado 80110-1150  
(303) 922-6726  
FAX (303) 922-6765

November 17, 1993

Att: Kristen Ashbeck  
City of Grand Junction  
Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

NOV 17 1993

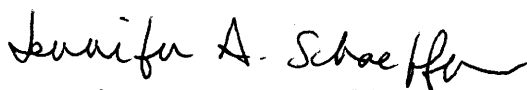
Re: **PSCO Site Plan Review**  
**2538 Blichmann Avenue**

Dear Ms. Ashbeck,

This letter is intended to serve as written response to the City of Grand Junction's site review of the proposed new metal storage building for Public Service at their 2538 Blichmann operations center. The only comment noted for response was from the Grand Junction Fire Department regarding a new hydrant. Prior to submitting plans to your office, the fire department reviewed the package and notified MacGregor/Wathen (M/W) that an additional fire hydrant would be required. Mr. George Bennett has informed M/W that we may obtain a building permit and begin construction on the new building before the additional fire hydrant is installed. Final occupancy will not be approved until the hydrant is installed and operational.

If you have any further questions, please contact me.

Sincerely,



Jennifer A. Schaeffer  
Project Superintendent

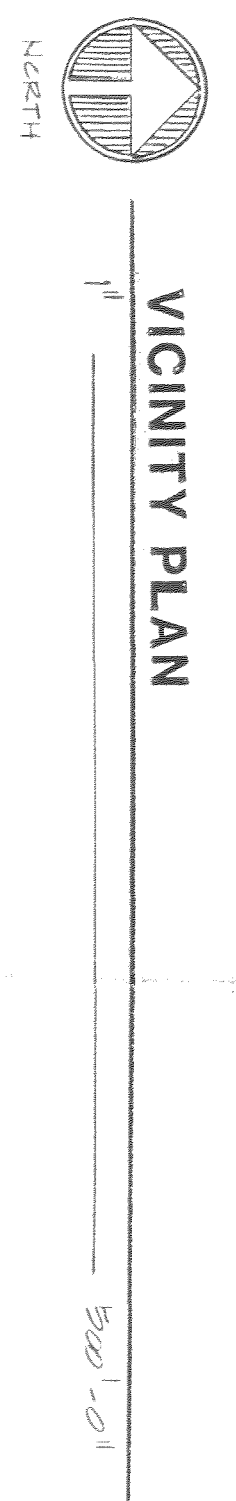
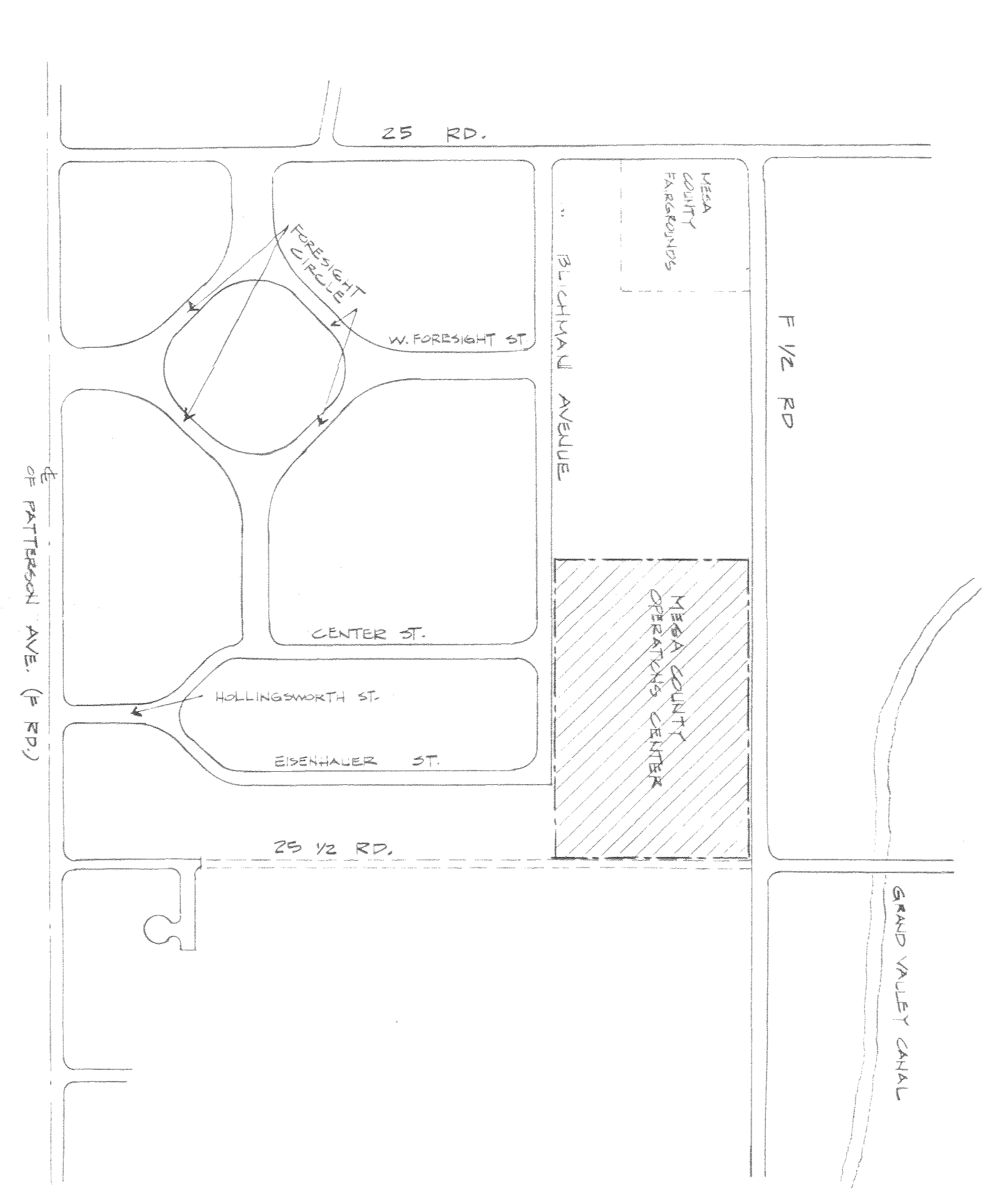
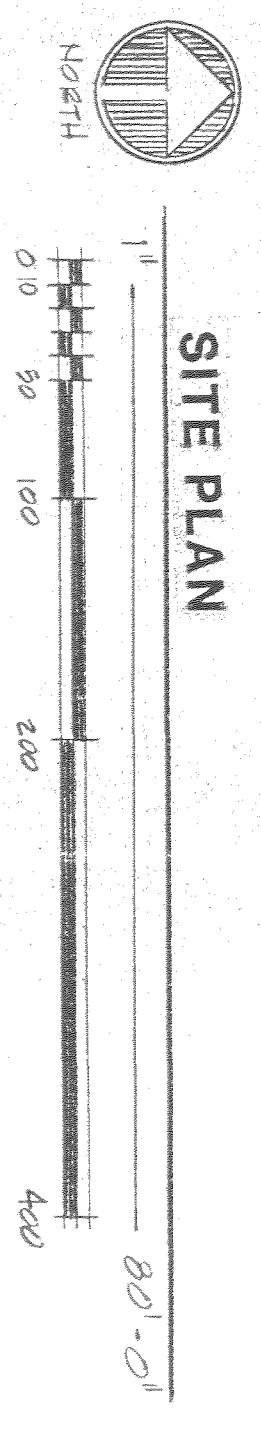
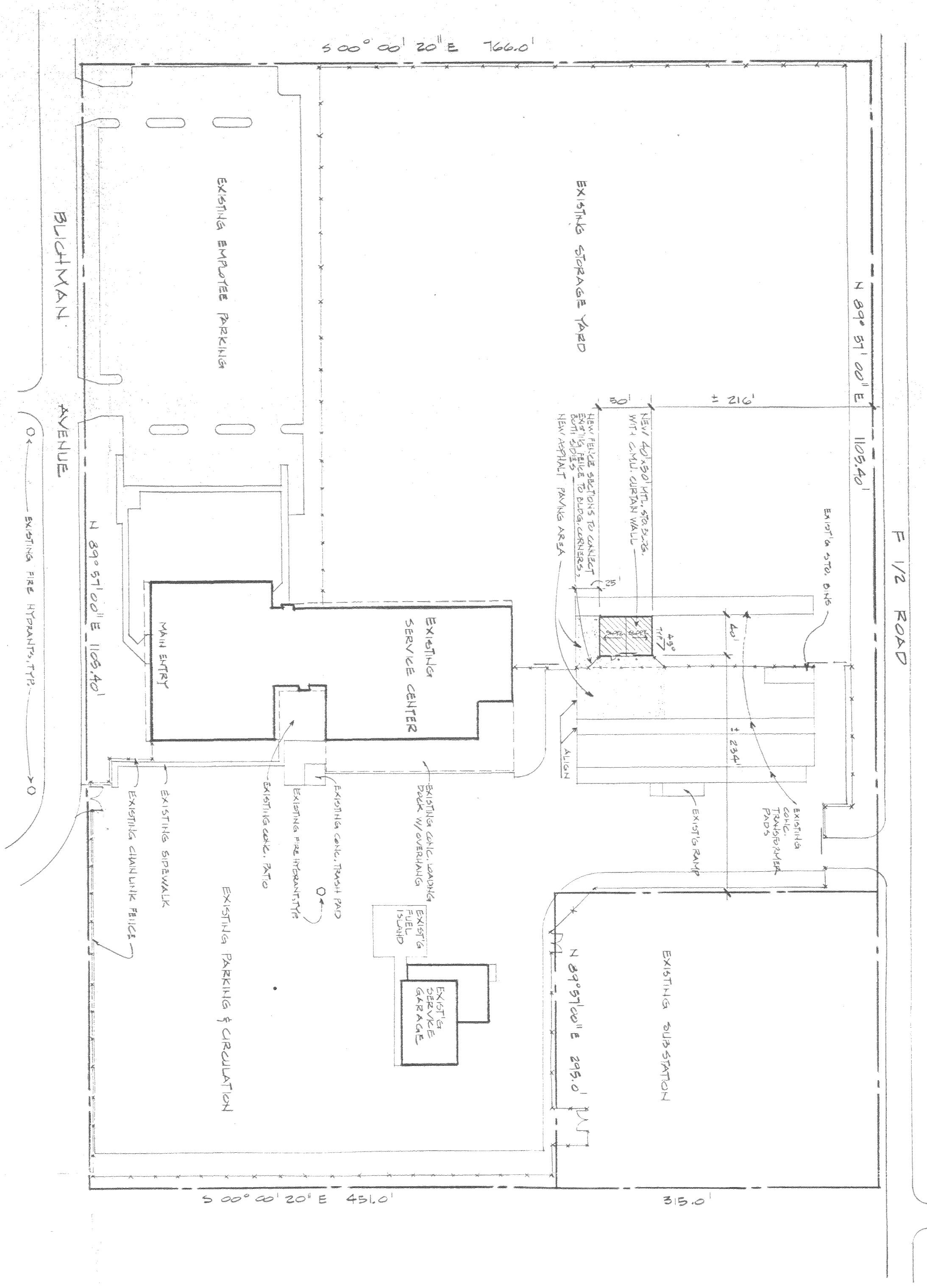
MESA COUNTY

MESA COUNTY OPERATIONS CENTER  
2538 Blichman Avenue  
Grand Junction, Colorado 81505

DOCUMENT NO. 3547 - PARCEL NO. 39-36

LEGAL DESCRIPTION:

A tract of land located in the SW $\frac{1}{4}$  of Section 3, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows: Beginning at a point 20 feet South and 30 feet West of the Northeast corner of the SW $\frac{1}{4}$  of said Section 3; being the intersection of the South line of F 1/2 Road with the West line of 25 1/2 Road, thence West along the South line of F 1/2 Road 1108.40 feet thence South 766.00 feet; thence East 1108.40 feet to the West line of 25 1/2 Road; thence North along said West line 766.00 feet to the point of beginning, EXCEPT a 2.269 acre tract described as beginning at a point 20 feet South and 30 feet West of the Northeast corner of the SW $\frac{1}{4}$  of said Section 3; being the intersection of the South line of F 1/2 Road with the West line of 25 1/2 Road; thence West along the South line of F 1/2 Road 295.00 feet; thence South 315.00 feet; thence East 295.00 feet to the West line of 25 1/2 Road; thence North along said West line 315.00 feet to the point of beginning.

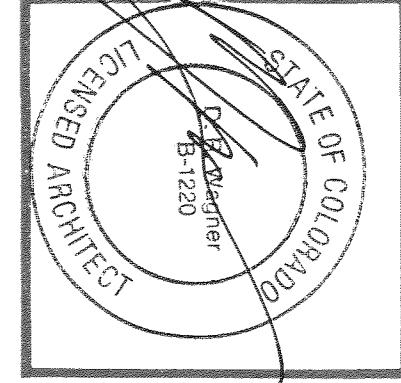


**CODE INFORMATION**

BUILDING CODE: IBC 1998  
 FIRE DISTRICT: GRAND JUNCTION FIRE PREVENTION  
 BUILDING TYPE: II-N ST. PUB. W/COMM. OCCUPANCY  
 OCCUPANCY CLASS: B-1; OCCUPANT LOAD = 4;  
 NOTE: AMOUNT OF STAIRS VARIABLY CALIBER  
 SQUARE FOOTAGE: 2200 S.F.  
 DESIGN TO MEET: 30 psf snow load  
 90 mph wind speed  
 exposure C

**PUBLIC SERVICE COMPANY-WAMA PROJECT**  
**MESA SERVICE CENTER COMPLEX**  
**2538 BLICHMAN AVE.**  
**GRAND JUNCTION, COLORADO 81505**  
 SITE & VICINITY PLANS/CODE INFORMATION

**WAGNER ARCHITECTURAL TEAM, LTD.**  
 10730 E. BETHANY DR. #113  
 ALDEN, CO 80521  
 (303) 337-1144



NO.	DATE	BY	REVISION

Project no. 99127-3078  
 date 9-1-95  
 DRAWN JAV  
 checked JML  
 sheet 4-1-95  
**A-2**