

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

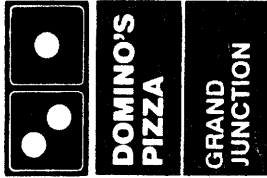
Location: 904 North Avenue

Project Name: Dominos

ITEMS		DISTRIBUTION																TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Public Works	City Police	City Fire Department	City Sanitation	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	
<input checked="" type="checkbox"/> Application Fee	VII-1	1																							
<input checked="" type="checkbox"/> Submittal Checklist*	VII-3	1																							
<input checked="" type="checkbox"/> 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
<input checked="" type="checkbox"/> Planning Clearance*	VII-3	1																							
<input checked="" type="checkbox"/> 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
<input checked="" type="checkbox"/> Evidence of Title	VII-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
<input type="checkbox"/> Appraisal of Raw Land	VII-1	1		1	1																				
<input type="checkbox"/> Deeds	VII-1	1		1	1																				
<input type="checkbox"/> Easements	VII-2	1	1	1	1																				
<input type="checkbox"/> Avigation Easement	VII-1	1		1	1																				
<input type="checkbox"/> ROW	VII-3	1	1	1	1																				
<input type="checkbox"/> Improvements Agreement/Guarantee	VII-2	1	1	1	1																				
<input type="checkbox"/> CDOT Access Permit	VII-3	1	1																						
<input type="checkbox"/> Industrial Pretreatment Sign-off	VII-4	1	1																						
<input checked="" type="checkbox"/> 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
<input type="checkbox"/> Elevation Drawing	IX-13	1	1																						
<input checked="" type="checkbox"/> Site Plan	IX-29	2	2	1	1																				
<input type="checkbox"/> 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
<input type="checkbox"/> Grading and Drainage Plan	IX-16	1	2																						
<input type="checkbox"/> Storm Drainage Plan and Profile	IX-30	1	2																						
<input type="checkbox"/> Water and Sewer Plan and Profile	IX-34	1	2	1		1									1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/> Roadway Plan and Profile	IX-28	1	2																						
<input type="checkbox"/> Road Cross-Sections	IX-27	1	2																						
<input type="checkbox"/> Detail Sheet	IX-12	1	2																						
<input checked="" type="checkbox"/> Landscape Plan	IX-20	2	1	1																					
<input type="checkbox"/> Geotechnical Report	X-8	1	1																						
<input type="checkbox"/> Final Drainage Report	X-5,6	1	2																						
<input type="checkbox"/> Stormwater Management Plan	X-14	1	2																						
<input type="checkbox"/> Phase I and II Environmental Report	X-10,11	1	1																						
<input type="checkbox"/> Traffic Impact Study	X-15	1	2																						

9 TOTAL REQ'D.

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.



737 Horizon Dr.
Suite 200
Grand Junction, CO 81506

Telephone: 303-241-3606

December 15, 1993

Kristen Ashbeck, AICP
City Of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Kristen:

Enclosed please find for your review 9 copies of the site plan for 904 North Avenue as well as 1 copy of a blueprint which outlines all interior improvements that we will be making to the existing structure.

All improvements done to the interior of the existing structure are to be made to facilitate the operation of a Domino's Pizza store. All improvements will meet current health department and building standards.

Sincerely,



Anthony J. Ferrara

AJF/eap

Handwritten note:
I have reviewed the site plan and blueprint for 904 North Avenue and find them to be acceptable for the proposed improvements.

REVIEW COMMENTS

Page 1 of 2

FILE #150-93

TITLE HEADING: Site Plan Review - Domino's Pizza

LOCATION: 904 North Avenue

PETITIONER: Domino's Pizza

PETITIONER'S ADDRESS/TELEPHONE: 737 Horizon Drive, Suite 200
Grand Junction, CO
241-3606

PETITIONER'S REPRESENTATIVE: Tony Ferrara

STAFF REPRESENTATIVE: Kristen Ashbeck

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.

PERSIGO WASTEWATER TREATMENT
D. Tonello

12/17/93
244-1489

The Industrial Pretreatment Department will not require the installation of grease separators at any of the Domino's Pizzerias. These facilities are operated on a carry-out basis. They do not have a dishwasher and only contribute a minimum amount of grease.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

12/20/93
244-1400

No requirements at this time.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

12/21/93
244-1437

1. Revise site plan to show dumpster location.
2. Parking requirement cannot be determined - please provide additional information. How many Domino's employees at peak shift? How many delivery vehicles at peak shift? How many employees at 902 North Avenue business?
3. Site plan must also show where parking for employees of 902 North Avenue is located.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

12/20/93
244-1656

No comments. We have met with Mr. Ferrara and his representatives and they are aware of our requirements.

CITY SOLID WASTE DIVISION
Rob Laurin

12/20/93
244-1570

If this construction affects alley access, we will need to know.

CITY UTILITY ENGINEER
Bill Cheney

12/21/93
244-1590

WATER - No comment.

SEWER

1. Contact Utility Billing at 244-1579 for information pertaining to Plant Investment Fee and monthly service charges.
2. Compliance with Industrial Pre-treatment Program is required.

GRAND JUNCTION POLICE DEPARTMENT
Mark Angelo

12/21/93
244-3587

1. No handicap access or parking is provided.
2. I would also recommend more and/or better exterior lighting, specifically outdoor type lights and parking lot light in back parking lot.
3. Make sure doors are either solid wood or metal (back door); recommend ones with glass either be replaced with "lexan", and where possible, double keyed deadbolt locks.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/22/93
244-1591

1. Parking configuration should not block the driveway access or block the alley.
2. Existing sidewalk in front of the building does not meet minimum width of 6'. There needs to be a ramped access to the sidewalk for the driveway to allow for handicap accessibility.

To: JODYK (Jody Kliska)
Cc: Dan Wilson, Don Newton, Kathy Portner, Kristen Ashbeck, Mark Relph
From: John Shaver
Subject: Re: Domino's
Date: 1/03/94 Time: 4:07p

Originated by: JODYK 1/03/94 2:51p
Replied by: JOHNS 1/03/94 4:07p

Jody,

Thanks for doing the estimate. I didn't see a line item for design services. Is the City willing to pick up the tab for the design or was the design cost overlooked in your costing of the project ?

I spoke with Mark R. this morning regarding encouraging the denture clinic to participate and assume that he will contact, if he has not already done so, them regarding their share.

Once you let me know about the design costs I'll contact the Domino's attorney.

jps

To: Dan Wilson, Don Newton, John Shaver, Kathy Portner, Kristen Ashbeck, Mark Relph
From: Jody Kliska
Subject: Domino's
Date: 1/03/94 Time: 2:51p

Here is my rough estimate for the sidewalk and ramp improvements at Domino's on North Avenue and also the Denture Clinic. Quantities and costs are approximate. Questions still need to be answered as to who will pay the cost of improvements at the denture clinic, and how and whether we differentiate between the public sidewalk and the business landing and entrance.

Estimated Costs:

	Domino's	Denture Clinic
Removals	52 sy @ \$15/sy \$780	33 sy @ \$15/sy \$495
Saw Cut	51 lf @ \$3/lf \$153	33 lf @ \$3/lf \$ 99
Traffic Control	\$100	\$100
Handrail	51 lf @ \$5/lf \$255	33 lf @ \$5/lf \$165
Raise Water Meter	\$300	
Concrete Sidewalk	51 lf @ \$20/lf \$1020	33 lf @ \$20/lf \$660
Backfill	18 cy @ \$15/cy \$270	11 cy @ \$15/cy \$165
Jersey Barrier	51 lf @ \$40/lf \$2040	33 lf @ \$40/lf \$1320
TOTAL:	\$4918	\$3004

If you see any glaring errors, please let me know.

Jody

To: Kristen Ashbeck
From: Jody Kliska
Subject: Dominos Pizza - 9th and North
Date: 1/03/94 Time: 1:04p

Originated by: JOHNS 12/30/93 11:58a
Forwarded by: JODYK 1/03/94 1:04p (CHANGED)

For your info.

***** ORIGINAL MESSAGE FOLLOWS *****

Mark,

Earlier this morning I spoke with Larry Beckner the attorney for Tony Ferrar (?) the developer of the Dominos pizza restaurant located at 9th and North.

Mr. Beckner wanted the City to agree to waive the ADA improvements because of the difficulties of the site. I informed Mr. Beckner that the public accessibility improvements were required and would not be waived but that it may be possible to provide for their construction by way of an improvements agreement and guarantee if the design, materials and quantities could be sufficiently well defined. Mr. Beckner indicated that the developer would be willing to post a cash guarantee.

Beckner was going to contact the project architect or engineer and have him contact you regarding the amount of the guarantee. The developer is quite anxious to proceed with the project and will likely over-guarantee the improvements if a "good" number is not readily calculable.

If you have questions or problems with this approach please let me know.

jps

F1-Help! F2-Edit

F7-Conversation F8-Options

JRelph

JFrom: Jody Kliska

JSubject: Domino's

JDate: 1/03/94 Time: 2:51p

Here is my rough estimate for the sidewalk and ramp improvements at Domino's
Joe North Avenue and also the Denture Clinic. Quantities and costs are
approximate. Questions still need to be answered as to who will pay the cost
Joe improvements at the denture clinic, and how and whether we differentiate
between the public sidewalk and the business landing and entrance.

JEstimated Costs:

	Domino's		Denture Clinic			
JRemovals	52	5v @ \$15/5v	\$780	33	5v @ \$15/5v	\$495
JAw Cut	51	14 @ \$3/14	\$153	33	14 @ \$3/14	\$ 99
JTraffic Control			\$100			\$100
JHandrail	51	14 @ \$5/14	\$255	33	14 @ \$5/14	\$165
JRaise Water Meter			\$300			
JConcrete sidewalk	51	14 @ \$20/14	\$1020	33	14 @ \$20/14	\$660

View message: "Domino's"

F1-Help! F2-Edit

F7-Conversation F8-Options

JEstimated Costs:

	Domino's		Denture Clinic			
JRemovals	52	5v @ \$15/5v	\$780	33	5v @ \$15/5v	\$495
JAw Cut	51	14 @ \$3/14	\$153	33	14 @ \$3/14	\$ 99
JTraffic Control			\$100 125			\$100
JHandrail	51	14 @ \$5/14	\$255	33	14 @ \$5/14	\$165
JRaise Water Meter			\$300			
JConcrete Sidewalk	51	14 @ \$20/14	\$1020	33	14 @ \$20/14	\$660
JBackfill	18	cy @ \$15/cy	\$270	11	cy @ \$15/cy	\$165
JJersey Barrier	51	14 @ \$40/14	\$2040	33	14 @ \$40/14	\$1320
J <i>SUBVLY</i>			200			
J <i>HANDRAIL</i>			300			
J <i>DESIGN</i>			500			
JTOTAL:			\$4943			\$3004

\$5943

If you see any glaring errors, please let me know.

JJody

View message: "Domino's"

F1-Help! F2-Edit

F7-Conversation F8-Options

JCc: Don Newton

150-93

To: KathyP, JodyK
From: Don Newton
Subject: Domino's Pizza
Date: 1/09/95 Time: 2:40p

The required improvements to the sidewalk along the North Ave. property frontage of Domino's Pizza are now complete and the funds being held for these improvements can be released. Domino's share of the cost for the work was \$4,614.00

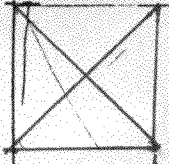
check to be cut on 1/12/95

MEMORANDUM

TO: Randy Booth
FROM: Kathy Portner *KP*
DATE: January 11, 1995
RE: Release of funds for Dominos Pizza

Grand Junction Pizza, Inc. had deposited \$6,000.00 with the City to guarantee required sidewalk improvements at Dominos Pizza located at 904 North Avenue. All improvements are in and accepted. Please release the money. The check can be sent to 737 Horizon Dr. Suite 200, Grand Junction, CO 81506.

Dumpster



Dumpster

fence

1

2

Employee Parking (3)

3

4

5

6

10

9

8

7

904 North Ave

Customer Parking

min 12'

Southwest Parking

one way

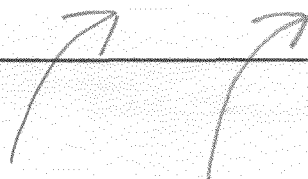
no exit

1/8" = 1'

2'±
14"
6'4" to face of curb

NORTH AVE

Alley



9

Dumpster

10

fence

4

5

6

7

8

Employees Parking (3)

3

904 North Ave

Customer Parking

2

1

Southwest Printing

FL

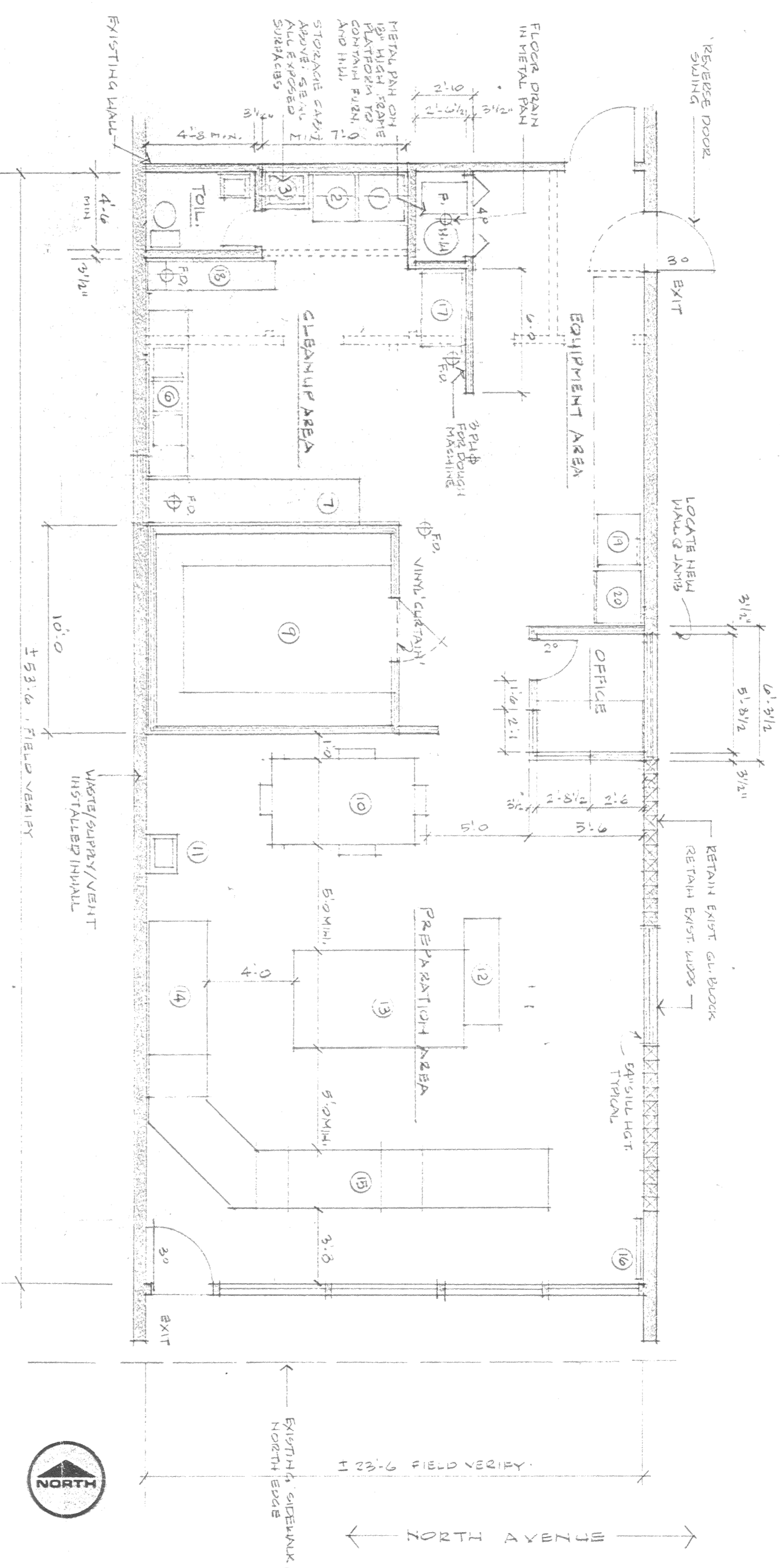


6'4" to face of curb

1/8" = 1'

NORTH AVE





FLOOR PLAN

1/4" = 1'-0"

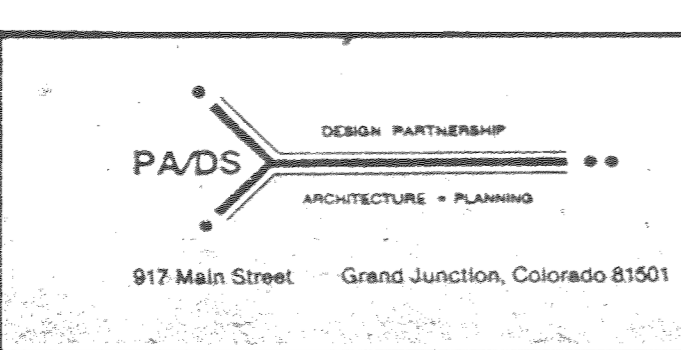
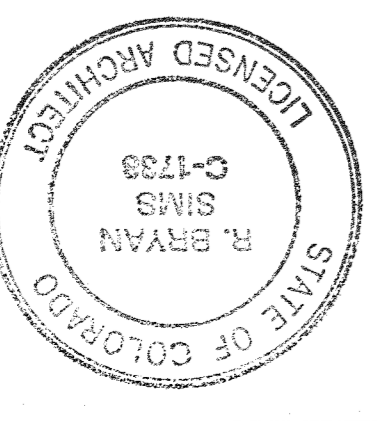
- BLDG. TYPE:** RETAIL SALES/FOOD
1 HR CONSTRUCTION
NO PUBLIC SEATING
(5) EMPLOYEES

- LEGEND**
- EXISTING WALLS REMOVED
 - ===== NEW WALLS
 - EXISTING WALLS REMAINED
 - PUMPING/ELECTRICAL - REVISE AND RECONSTRUCT PER MESA COUNTY CODES.

FIXTURES & EQUIPMENT

NO.	QTY	ITEM	SIZE	REMARKS
1.	30A	DR 182	24" X 30" X 41"	VENT TO ROOF THROUGH MECH ROOF
2.	20A	WASHER	24" X 30" X 41"	1/2" HO AND DRAIN OUTLET BOX
3.	1	MOP SINK	24" X 24" X 31"	
4.	1	STORAGE RACK	12" X 24" X 12"	FOR CLEANING SUPPLIES
5.	1	UTILITY SHELF	12" X 12" X 18"	STAINLESS / CLEANABLE
6.	1	TRIPLE SINK	92" X 22" X 42"	AIR GAP WASTE OUTLET
7.	1	LITILITY TABLE	96" X 24" X 30"	STAINLESS ON LEGS
8.	1	UTILITY SHELF	12" X 12" X 18"	STAINLESS / ABOVE SINK / RACK
9.	20A	WALK IN COOLER	120" X 120" X 41"	CONTAINED UNIT - CLOSED FRONT TO CLOS. VENT TO ROOF, 12" CLEAR FROM COOLER
10.	(21) 5A	OVEN	20" X 19" X 32"	ADJACENT TO PREP AREA
11.	1	HAND WASH SINK	20" X 19" X 32"	ADJACENT TO PREP AREA
12.	20A	MARKING RACK	60" X 13" X 15"	POWER FROM ABOVE
13.	1	CUT TABLE	54" X 96" X 42"	MAINTAIN WORKING CLEARANCE AS NOTED
14.	1	"PREP" TABLE	72" X 36" X 42"	
15.	1	"SLAP" TABLE	19" X 12" X 30"	SEE DWG FOR CONFIGURATION
16.	20A	SIGN BOARD	21" X 54" X 5 1/2"	WALL MOUNTED
17.	20A	ICE MACHINE	43" X 34" X 40 1/2"	WITH DRAIN LINE
18.	1	DISH RACK	15" X 39" X 75.5"	FREE STANDING
19.	20A	"POP" COOLER	30" X 27" X 78"	
20.	20A	SALAD REFRIG.	30" X 27" X 30"	FOR SALADS ONLY

- FINISHES**
- AREA** **SURFACE AND REMARKS**
- ALL FLOORS:** VINYL COMPOSITION TILE (VCT) COMMERCIAL GRADE 3/32" SHEET GOODS. ANTI-STATIC CLASSIC COLORED OR STANDARD 'EGGLOM' IN 3/32" GAUGE / 12X12", STANDARD COLORED WITH APPLIED ACRYLIC TOP COAT
- BASE:** 20L STOOD VINYL IN STRIPED COND SHADE, 1/8" THICK SMOOTH FINISH
- ALL CEILINGS:** 2' X 4' LAY-IN GRID SYSTEM VINYL COMPOUND PRE-FINISHED 'SCRUBABLE' PANELS. LAY IN EXISTING GRID AND CONSTRUCT NEW WHERE REQUIRED
- ALL WALLS:** PREPARATION AREAS: VINYL / ACRYLIC PAINT 'REP' BOARD COVER WALL BOARD TO 8' HEIGHT, PAINTED GULF AVANT - TEXTURE DEPENDENT FINISH (TYPICAL ALL DRYWALL AREAS)
- TOILET:** 12" X 48" WALL BOARD TO 8' HEIGHT, PAINTED GULF AVANT - TEXTURE DEPENDENT FINISH (TYPICAL ALL DRYWALL AREAS)
- CLEANUP AREA:** SAME AS PREPARATION
- EQUIPMENT AREA:** SAME AS TOILET AREA.
- MISCELLANEOUS:** SHELVING, CABINETS, ETC.: ALL SURFACES TO BE SEALED WITH ACRYLIC OR OIL BASE ENAMEL INSIDE AND OUT / TOP AND BOTTOM FOR SCRUBABLE NON POREOUS SURFACES.



DOMINO'S PIZZA
 904 NORTH AVENUE
 GRAND JUNCTION, COLORADO

JOB PAIDS 12-93	REVISIONS
DESIGN RBS	
DETAIL RBS	
CHECKED RBS	
DATE 12-13-93	

Do not scale from this drawing. Use written dimensions only.