



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 6th & Grand - 551 Grand

Project Name: Meridian Land & Title

| ITEMS                                 |                | DISTRIBUTION |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | TOTAL REQ'D. |   |   |   |   |
|---------------------------------------|----------------|--------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--------------|---|---|---|---|
| DESCRIPTION                           | SSID REFERENCE | ●            | ● | ● | ● | ● | ● | ● | ● | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |              | ○ | ○ | ○ |   |
| ● Application Fee <u>410.00</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 |
| ● 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 |   |   |   | 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 |   |   | 1 | 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 |   |   |   |   |   |   | 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 |   |   |   |              |   |   |   |   |
| ○ 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.

PRE-APPLICATION CONFERENCE

Date: 2/7/94
Conference Attendance: Kathy P. Jarrett Walker
Proposal: Addition - Meridian Land & Title
Location: 551 Grand Ave.

Tax Parcel Number:
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? NO
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 #26-94

TITLE HEADING: Site Plan Review - Meridian Land  
& Title Company addition

LOCATION: 551 Grand Avenue

PETITIONER: Meridian Land & Title Company

PETITIONER'S ADDRESS/TELEPHONE: 551 Grand Avenue  
Grand Junction, CO 81501

PETITIONER'S REPRESENTATIVE: Garrett Walker  
879 24 Road  
Grand Junction, CO 81505  
241-9020

STAFF REPRESENTATIVE: Kathy Portner

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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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**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**2/22/94**  
**244-1400**

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A fire flow survey needs to be conducted to determine the required flows and to determine if any further fire protection is required. Submit a complete set of plans to include a site plan to scale for our review.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**2/23/94**  
**244-1591**

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Close existing curb cut. No backing into street allowed. No blockage of sidewalk allowed.

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Barbara Creasman**

**2/25/94**  
**244-1457**

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Okay.

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

**2/25/94**  
**244-1656**

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Firewalls and parapets may be required based on location on property. No other comments.

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

**2/28/94**  
**244-1590**

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WATER - No comment.

SEWER - "Plant Investment Fee" and monthly service charges may be based on increased occupancy. Check with City "Utility Billing" for any changes.

No other comments.

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

**3/1/94**  
**244-1446**

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1. The 24' curb cut onto 6th Street must be removed. A cost estimate for the work must be approved by the City Engineer and that amount guaranteed through a letter of credit or funds escrowed with the City.
2. Some type of barrier must be provided along the alley to prevent cars from parking along the east side of the addition through access from the alley.
3. The existing 13 parking spaces meet the Code requirement.

# **GARRETT WALKER CONSTRUCTION**

GENERAL CONTRACTOR

## **General Project Report**

### **A. Project Description**

1. 551 Grand Avenue
2. .35 Acres
3. New 875 sq. feet of new office space

### **B. Public Benefit**

1. Usable square footage of existing lot.

### **C. Project Compliance, Compatibility, and Impact**

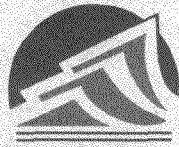
1. Zoned for Office use
2. Office with residential oneast side of 6th. Street
3. Access off of 6th Street and Grand Ave.
4. Fire hydrant on corner of 6th and Grand on Northeast corner.
5. No unusual demands on utilities.
6. No additional effects on public facilities.
7. No unusual soil or geology.
8. No impact on site geology.
9. 8 A.M. to 6 P.M.
10. Relocation of existing signage onto new addition.

Original  
Do NOT Remove  
From Office

#26 94

### **D. Development Schedule and Phasing**

1. Project will begin as soon as possible and will take 8 weeks to complete. This should be the last phase of construction for Meridian Land & Title Company.



**MERIDIAN  
LAND TITLE  
INC.**

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4/8/93

Ms. Kathy Portner  
City of Grand Junction

RE: Meridian Land Title Additon.

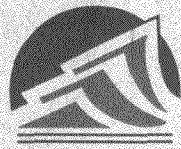
Dear Ms. Portner,

We have agreed with Mr. Don Newton today that we will install an additional (approx.) 15 feet of curb and gutter on 6th Street, subject to Don designating the exact location of same.

Sincerely,

Roger Wilcox





MERIDIAN  
LAND TITLE  
INC.

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March 18th, 1994

Ms. Jody Kliska  
City of Grand Junction

RE: Meridian Land Title Parking Lot

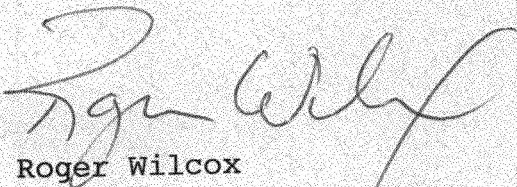
Dear Jody,


I have enclosed a revised parking plan as per our recent conversation.

I will be labeling spaces 16 through 19 as "COMPACT CAR PARKING ONLY".

Please call me if you have any further questions.

Thank You,

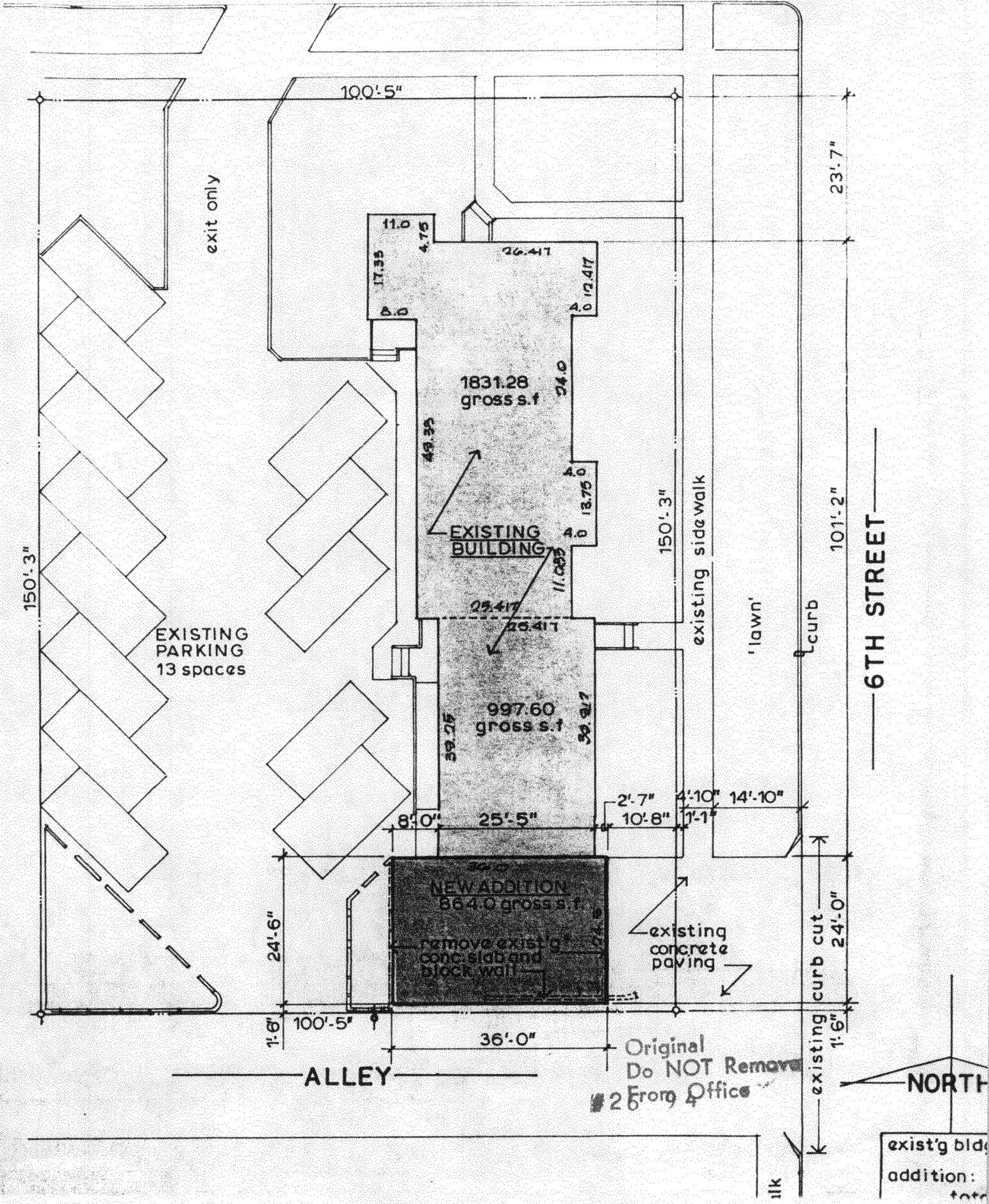
  
Roger Wilcox

KATHY, 3-18-94  
THIS LOOKS LIKE  
IT WILL WORK  
WITH ASSIGNED COMPACT  
CAR PARKING. IT'S  
CERTAINLY BETTER THAN  
CHANGING THE ANGLE!  




GRAM AVENUE  
551

Site Plan



NEWPORT FLUM  
SCANDIA JUNIPER

CONCRETE  
CUTLEAF SUMAC

CRANBERRY COTONEASTER

NEW  
ADDITION

PARKING

LAWN

BUFFALO JUNIPER

GOLDFLAME SPIREA

EXISTING  
BUILDING

LAWN

ANTHONY WATERER  
SPIREA

ANDROMEDA SPIREA

POTENTILLA

MULDOPE  
STEEL EDGER

LAWN

LAWN

LAWN

Original  
Do NOT Remove  
From Office

26 94

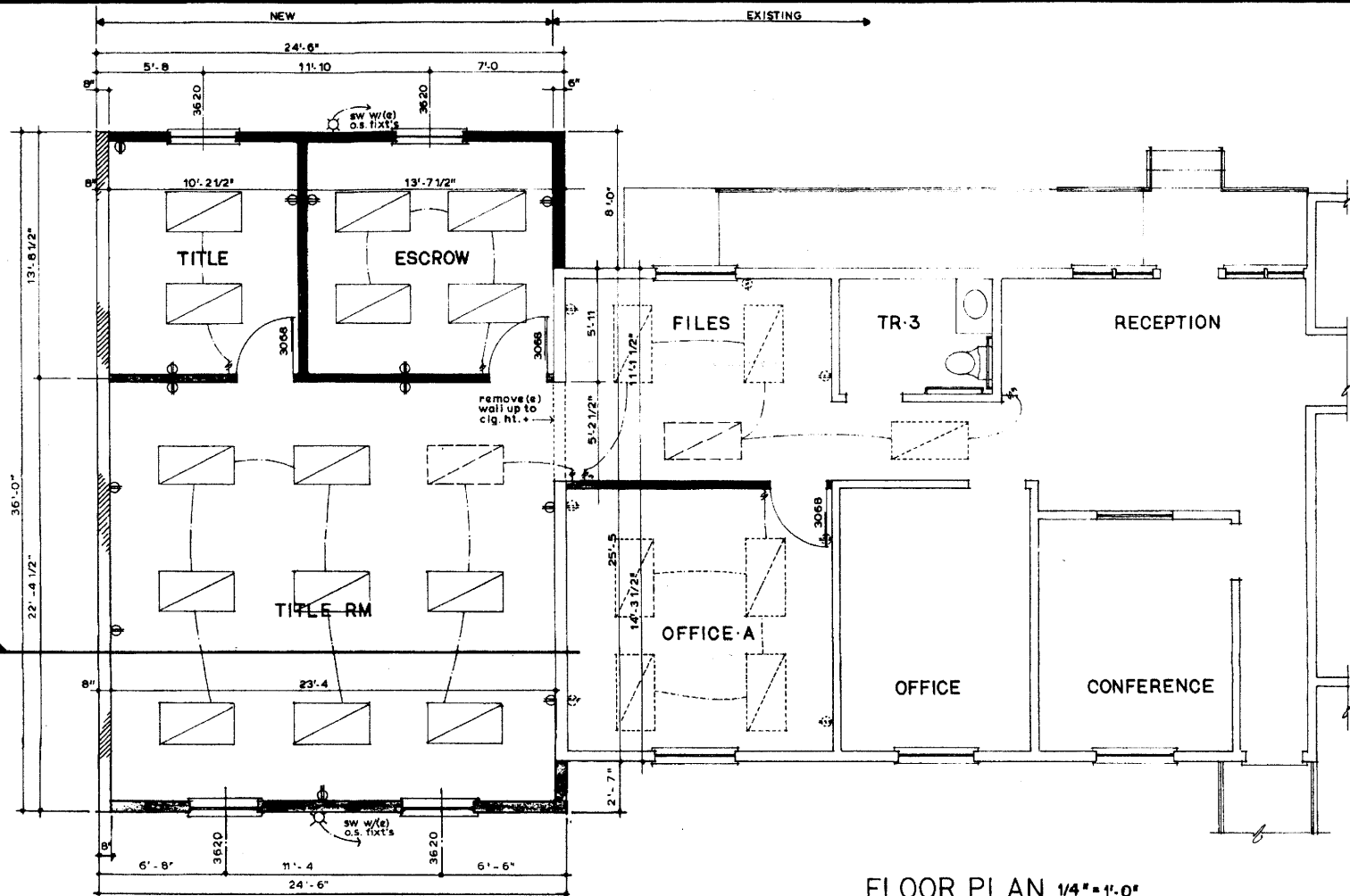
LAWN

LAWN

BULEVARD TREES AS PER  
CITY OF G.J. PROGRAM

GRAND AVENUE

Land scape



FLOOR PLAN 1/4" = 1'-0"

- ELECT'L:
- = exist'g fixt.
  - = exist'g fixt. relocated
  - = new fixt.

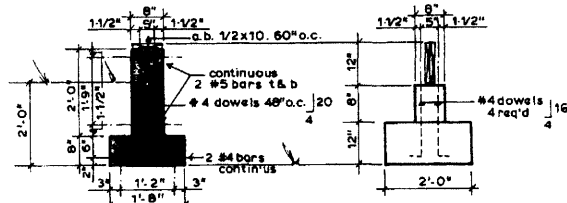
Original  
Do NOT Remove  
From Office

#26 94

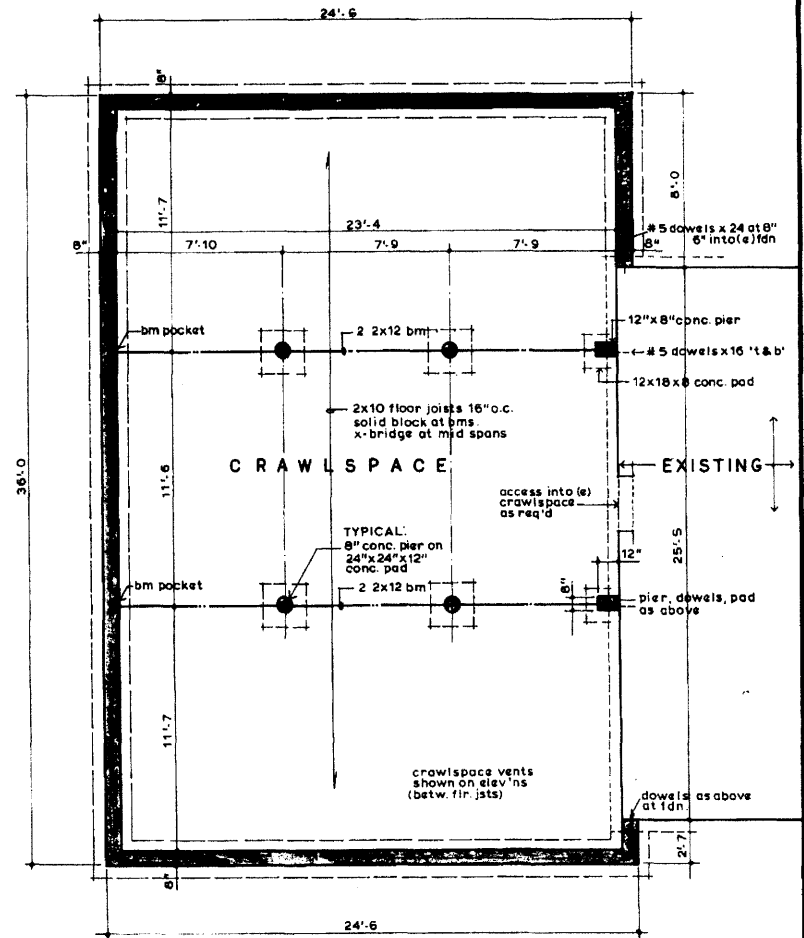
|   |          |
|---|----------|
| DATE                                    | 02/01/94 |
| DRAWN                                   |          |
| CHECKED                                 |          |
| REVISED                                 |          |
| J.E. KRABACHER<br>P.E. 9588<br>243-9248 |          |

OFFICE ADDITION  
MERIDIAN LAND & TITLE  
551 Grand Avenue  
Grand Junction

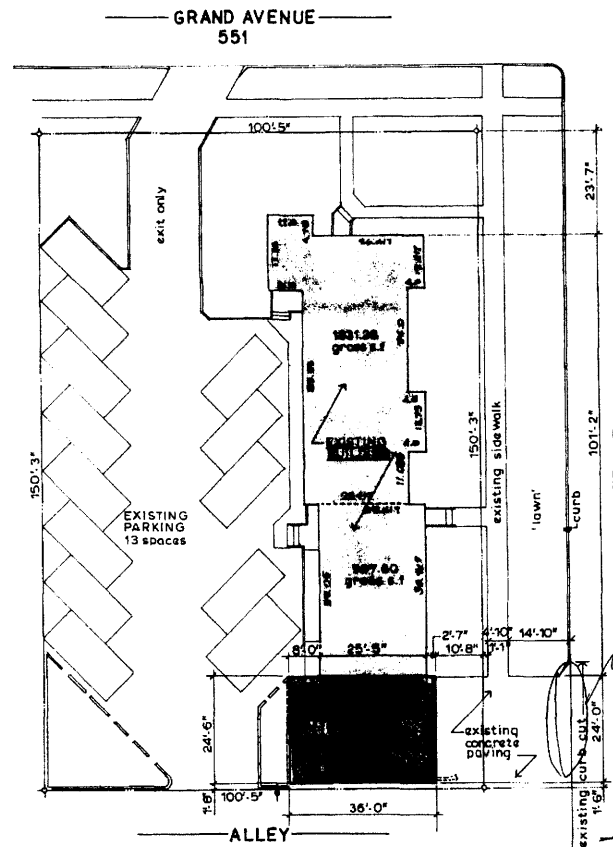
↑  
SHEET NO.



AT EXTERIOR WALLS  
TYPICAL PIER-PAD  
**DETAILS**  
1/2" = 1'-0"



**FOUNDATION PLAN**  
1/4" = 1'-0"



**PLOT PLAN** 1" = 20'-0"

*Arbitrary cut must be observed*

ACCEPTED *KP 3/10/94*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

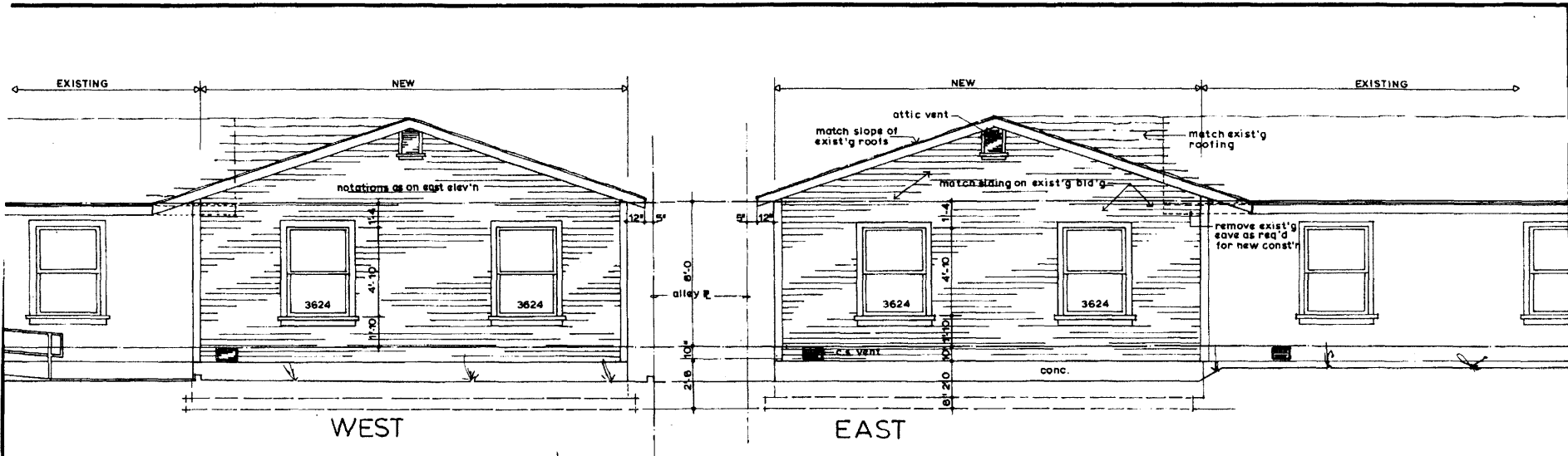
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

exist'g bldg: 1831.28 s.f.  
997.60 s.f.  
addition: 864.00 s.f.  
total: 3692.88 s.f.  
req'd parking: 13

DATE 02/01/94  
DRAWN  
CHKD  
REVISED

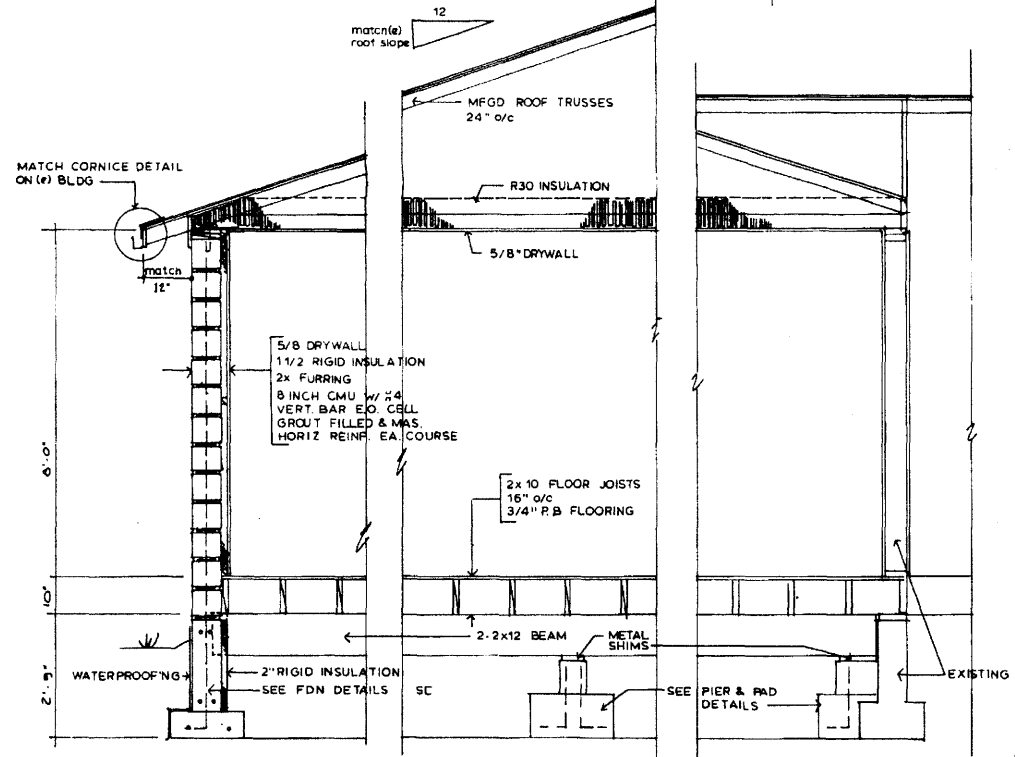
J.E. KRABACHER  
P.E. 9588  
243-9248

**OFFICE ADDITION**  
**MERIDIAN LAND & TITLE**  
551 Grand Avenue  
Grand Junction



WEST

EAST



SECTION  
1/2" = 1'-0"

|   |          |
|---|----------|
| DATE                                    | 02/01/94 |
| DRAWN                                   |          |
| CHECKED                                 |          |
| REVISED                                 |          |
| J.E. KRABACHER<br>P.E. 9588<br>243-9248 |          |

OFFICE ADDITION  
 MERIDIAN LAND & TITLE  
 551 Grand Avenue  
 Grand Junction

3  
SHEET NO