



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: \_\_\_\_\_

Project Name: SHOP Addition  
Persigo Treatment

ITEMS	DISTRIBUTION														TOTAL REQ'D.									
	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Police Dept.	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	City Public Works	Irrigation District	Drainage District	Water District		Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field	City Police Dept.	
DESCRIPTION #6094 Original Do NOT Remove From Office																								
● Application Fee #1950	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	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 NARRATIVE	X-7	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	1	1	1	1	1	1	1	1	1	1	1	1	1	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	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	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								
● DRAINAGE Fee ?																								

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: 3-31-94

Conference Attendance: FRANK PREUSS, DAVE THORNTON

Proposal: 5000 sq. ft. Addition to Persigo WASTE WATER FACILITY

Location: \_\_\_\_\_

Tax Parcel Number: 2697-363-00-991

Review Fee: 19500

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NA

Adjacent road improvements required? NA

Area identified as a need in the Master Plan of Parks and Recreation? NA

Parks and Open Space fees required? NA Estimated Amount: \_\_\_\_\_

Recording fees required? NA Estimated Amount: \_\_\_\_\_

Half street improvement fees required? NA Estimated Amount: \_\_\_\_\_

Revocable Permit required? NA

State Highway Access Permit required? \_\_\_\_\_

Applicable Plans, Policies and Guidelines NA

Located in identified floodplain? FIRM panel # \_\_\_\_\_

Located in other geohazard area? \_\_\_\_\_

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NA

Avigation Easement required? NA

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.

X  
\_\_\_\_\_  
Signature(s) of Petitioner(s)

X  
\_\_\_\_\_  
Signature(s) of Representative(s)

## GENERAL PROJECT REPORT NARRATIVE

### - SHOP ADDITION - PERSIGO WASTEWATER TREATMENT PLANT

The new shop addition for the Persigo Plant will be attached to the existing shop building. It will be 5,000 square feet in size with a wash bay and large shop doors on both the east and west sides to allow for drive-through accessibility by the plant trucks.

At night the three collection trucks will be stored in this building. At the present time, these trucks are kept at the City Shops Facility at 2545 River Road. During the day, the mechanics will use the space for washing trucks and equipment as well as repair of the various different pumps and equipment needed to run the facility.

#60 94

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# REVIEW COMMENTS

Page 1 of 1

FILE #60-94

TITLE HEADING: Site Plan Review - Addition to  
Persigo

LOCATION: 2145 River Road

PETITIONER: City of Grand Junction

PETITIONER'S ADDRESS/TELEPHONE: 250 N 5th Street  
Grand Junction, CO 81501  
244-1487

PETITIONER'S REPRESENTATIVE: Larry Brown

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** **4/4/94**  
**Bill Cheney** **244-1590**

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No comment.

**GRAND JUNCTION FIRE DEPARTMENT** **4/6/94**  
**George Bennett** **244-1400**

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Requirements for this project have been specified during the building permit process. A Fire Department clearance has been issued to the contractor with our requirements.

**CITY DEVELOPMENT ENGINEER** **4/7/94**  
**Jody Kliska** **244-1591**

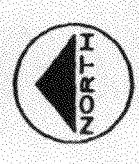
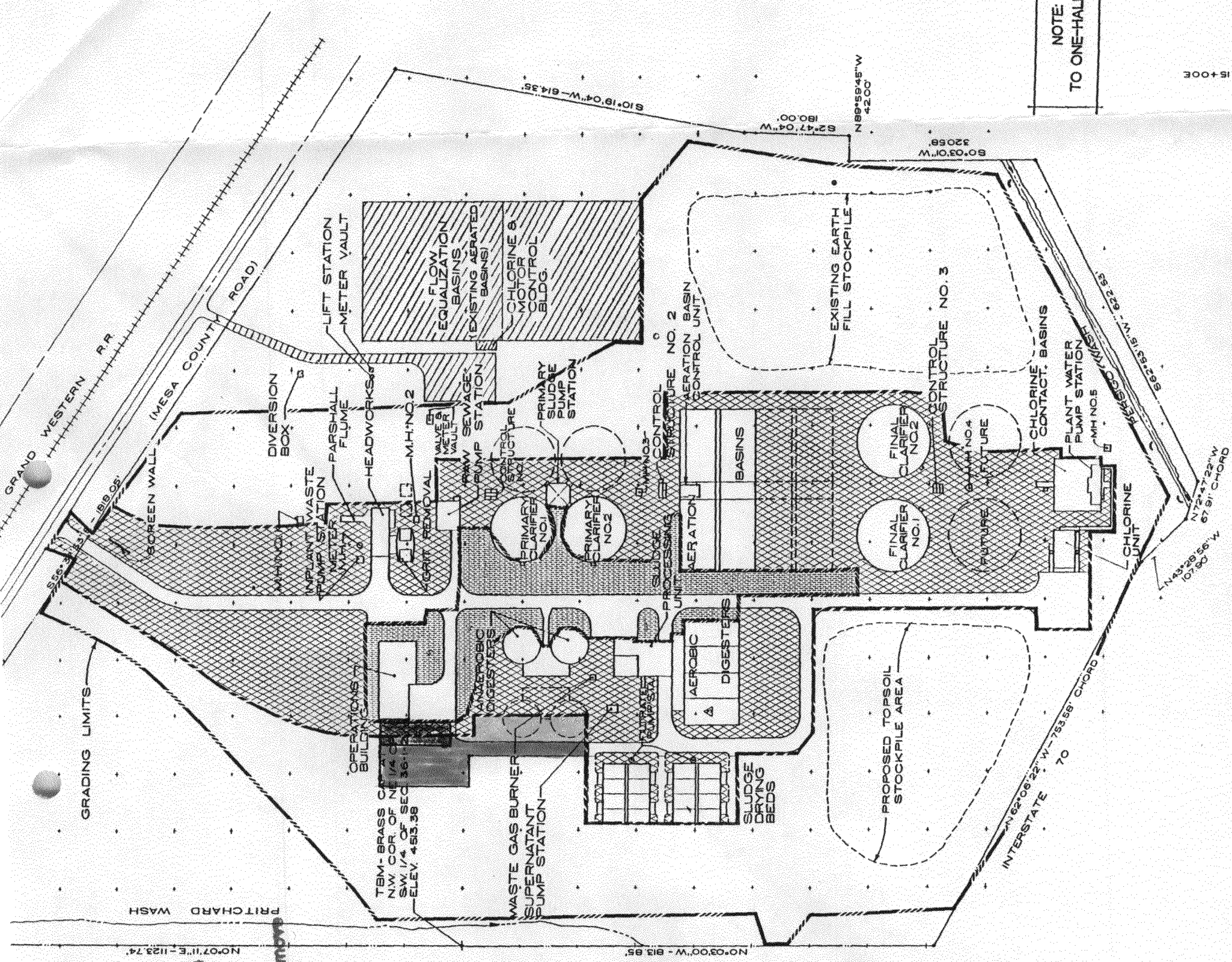
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Drainage on-site facilities are already in place, so drainage issues are considered to be addressed.

**COMMUNITY DEVELOPMENT DEPARTMENT** **4/8/94**  
**Dave Thornton** **244-1447**

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1. Graveled parking lot meets current code; we would like to see the eventual paving of it though.
2. Total area of landscaping meets code requirements.
3. Planning clearance may be issued.



100 0 100  
SCALE IN FEET

- LEGEND**
- STRUCTURES & DRIVE
  - FUTURE STRUCTURES
  - EXISTING STRUCTURES & DRIVE
  - PROPERTY LINE
  - PROPOSED HYDROSEED AREAS-- NATIVE GRASS SEED
  - LAWN SEED AREAS
  - SODDED AREAS
  - Proposed Seed Lawn

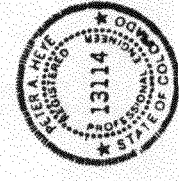
**NOTES:**

1. USE TOPSOIL STOCKPILE TO PROVIDE 4" MINIMUM TOPSOIL IN SODDED AND LAWN SEED AREAS. PROVIDE 2" MINIMUM IN HYDROSEED AREAS.
2. FOR ADDITIONAL LANDSCAPE DATA, SEE SHEETS II-2 AND II-3.

- Proposed Shop Addition
- Proposed Gravel Parking Lot & Road Extension

**NOTE:** Future plans for random installation of 35 trees (poplar & spruce)

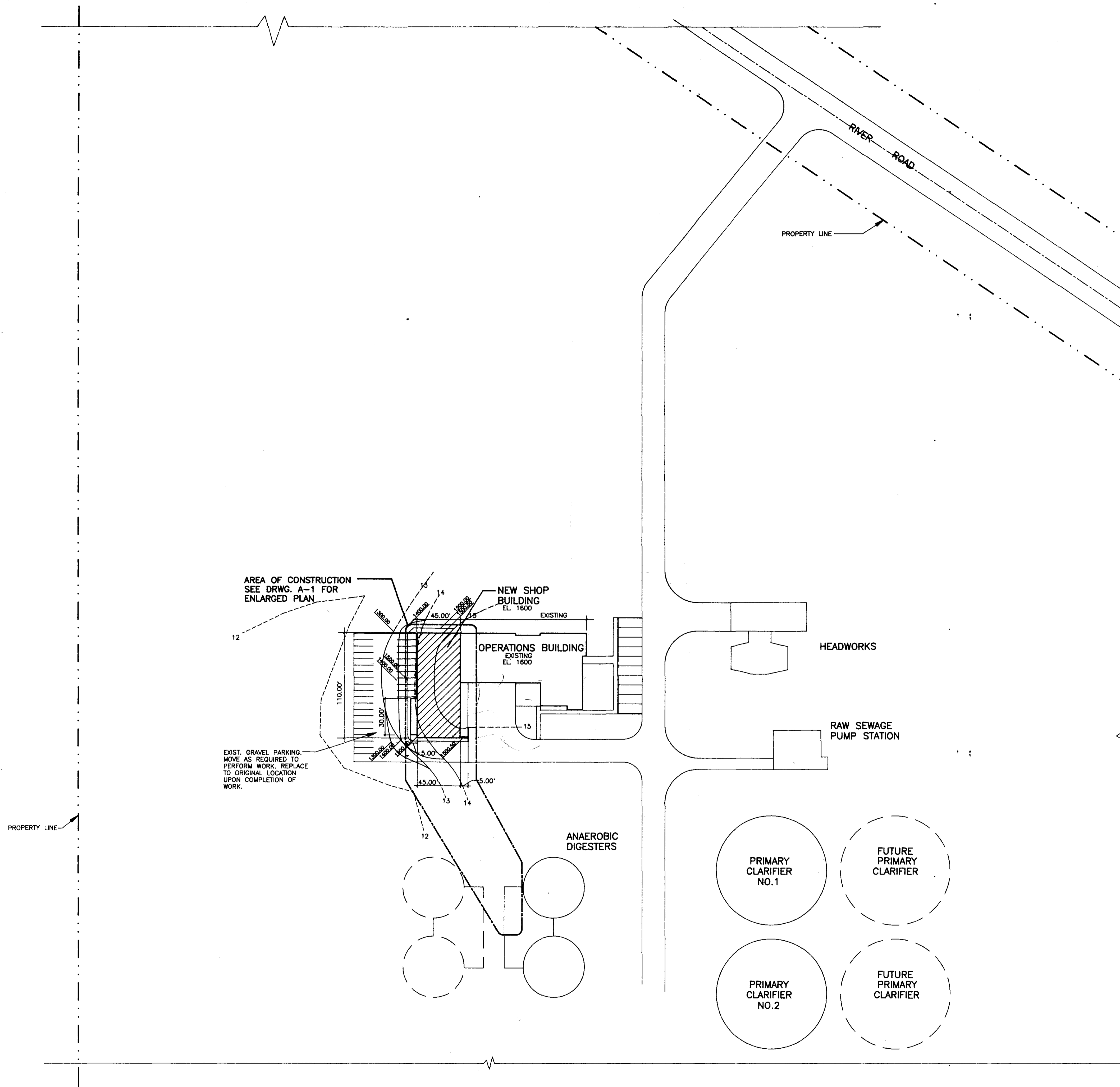
NOTE: DRAWING REDUCED TO ONE-HALF OF THE ORIGINAL SCALE.



GRAND JUNCTION/ MESA COUNTY, COLORADO  
**PERSIGO WASH WASTEWATER TREATMENT PLANT**  
SECTION II SITE WORK  
**SEEDING AND SODDING PLAN**

#60 94  
Original  
Do NOT Remove  
From Office

15+00



**SITE PLAN (PARTIAL)**  
SCALE: 1"=60.00'



INDEX OF DRAWINGS	
SP-1	SITE PLAN - INDEX
A-1	FLOOR PLAN - SCHEDULES
A-2	EXTERIOR ELEVATIONS
A-3	SECTIONS - ROOF PLAN
A-4	SECTIONS - DETAILS
STRUCTURAL	
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
MECHANICAL	
MSP-1	MECHANICAL SITE PLAN
P-1	PLUMBING PLAN
M-1	MECHANICAL PLAN
M-2	ANAEROBIC DIGESTER MECHANICAL PLAN
M-3	DETAILS
ELECTRICAL	
E-1	LIGHTING PLAN
E-2	POWER PLAN - DETAILS

NO.	DATE	REVISIONS
1	11/93	DESIGNER FAP
2		ENGINEER
3		CHECK
4		FAP

DATE 11/93 JOB NO. 9313  
DRAWN FAP  
CHECK FAP

PA/D/S  
 PROFESSIONAL DESIGN GROUP  
 ARCHITECTURE PLANNING  
 917 Main Street • Grand Junction, Colorado 81501

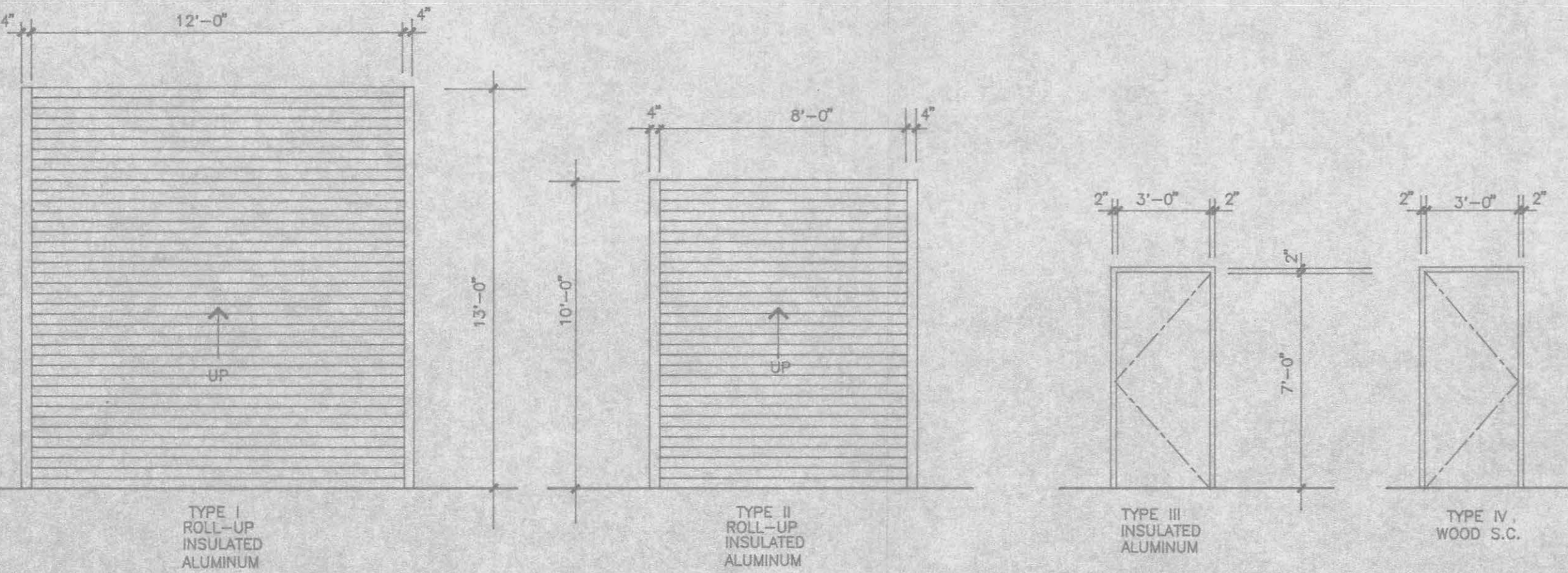
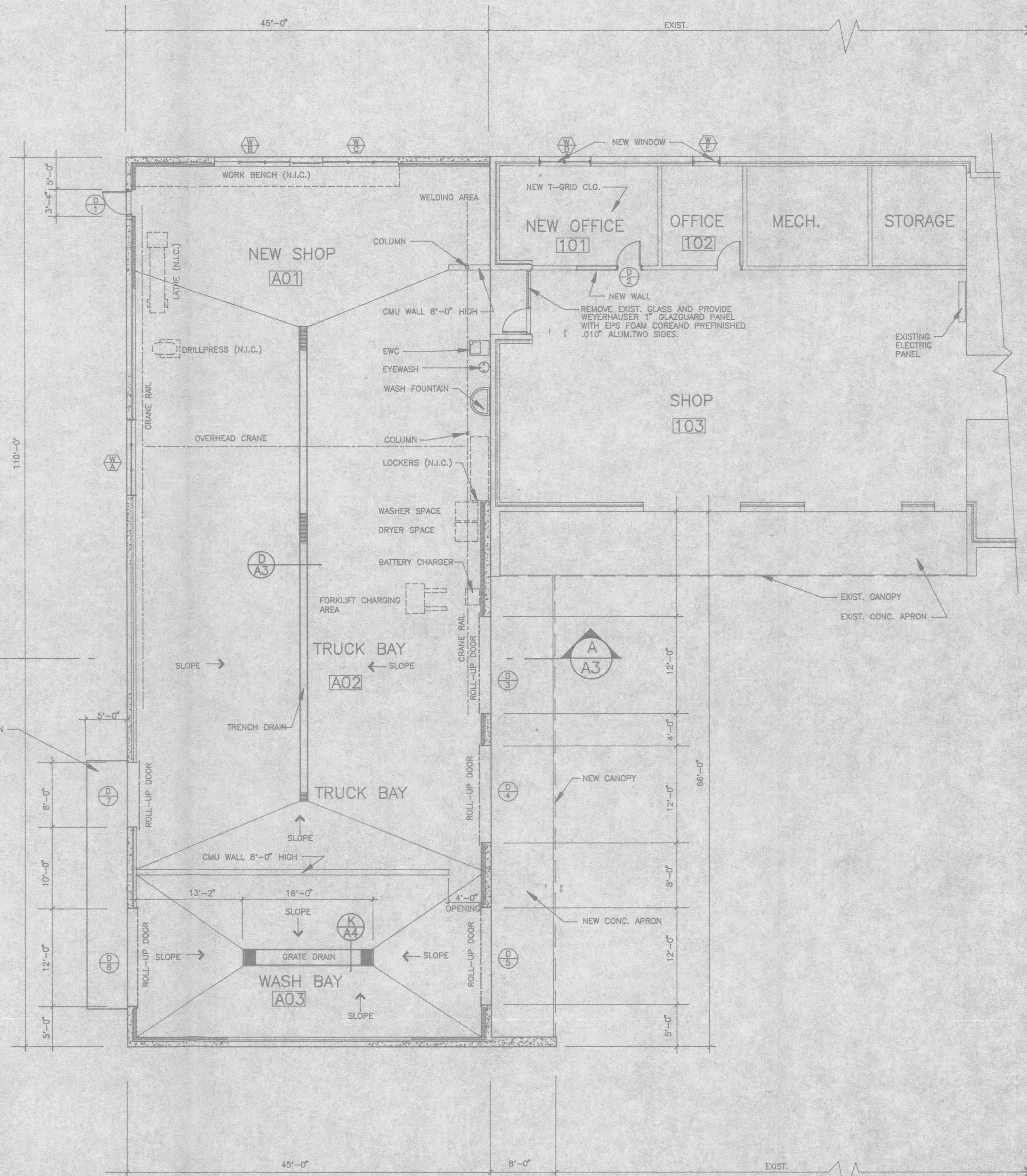
PROJECT TITLE SHOP ADDITION  
 PERSIGO TREATMENT FACILITY  
 GRAND JUNCTION, CO  
 SHEET TITLE SITE PLAN  
 INDEX

DRAWING  
**SP-1**  
 SHEET 1 OF 14

INTERIOR FINISH SCHEDULE																			
ROOM NO.	ROOM NAME	FLOOR			WALL				CEILING		TRIM	REMARKS							
		CARPET	V.C.T.	EXISTING	CONC. SEAL	RUBBER	GDW PT.	CONC. PT.	EXISTING	GDW PT.			CONC. PT.	EXISTING	GDW PT.	CONC. PT.	EXISTING	A.C. TILE	EXPOSED PT.
NEW BUILDING																			
A01	NEW SHOP											VARIABLES							
A02	TRUCK BAY											VARIABLES							
A03	WASH BAY											VARIABLES							
EXISTING BUILDING																			
101	NEW OFFICE											8'-0"							
102	OLD OFFICE											EXIST.							
103	OLD SHOP											EXIST.							

DOOR SCHEDULE									
MARK	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FRAME	GLASS	HARDWARE	REMARKS
1	3'-0"	7'-0"	1 3/4"	I	METAL	METAL	---	---	INSUL.
2	3'-0"	7'-0"	1 3/4"	II	WOOD	METAL	---	---	---
3	12'-0"	11'-0"	1 3/4"	III	METAL	METAL	---	---	INSUL. ROLL-UP
4	12'-0"	11'-0"	1 3/4"	III	METAL	METAL	---	---	INSUL. ROLL-UP
5	12'-0"	13'-0"	1 3/4"	III	METAL	METAL	---	---	INSUL. ROLL-UP
6	12'-0"	13'-0"	1 3/4"	III	METAL	METAL	---	---	INSUL. ROLL-UP
7	8'-0"	8'-0"	1 3/4"	III	METAL	METAL	---	---	INSUL. ROLL-UP

WINDOW SCHEDULE									
MARK	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FRAME	GLASS	HARDWARE	REMARKS
A	10'-6"	5'-0"	4"	I	ALUM.	ALUM.	THERM.	---	---
B	10'-6"	5'-0"	4"	I	ALUM.	ALUM.	THERM.	---	---
C	10'-6"	5'-0"	4"	I	ALUM.	ALUM.	THERM.	---	---
D	7'-0"	5'-0"	4"	I	ALUM.	ALUM.	THERM.	---	---
E	5'-8"	5'-0"	4"	I	ALUM.	ALUM.	THERM.	---	---



DOOR TYPES  
SCALE: 1/4" = 1'-0"

FLOOR PLAN  
SCALE: 1/8" = 1'-0"



NO. DATE REVISIONS  
 DATE 11/93  
 DESIGNER FAP  
 ENGINEER  
 DATE NO. 9313  
 DRAWN FJP  
 CHECK FAD

PA/DS  
 PROFESSIONAL DESIGN GROUP  
 ARCHITECTURE • PLANNING  
 917 Main Street • Grand Junction, Colorado 81501

PROJECT TITLE  
 SHOP ADDITION  
 PERSIGO TREATMENT FACILITY  
 GRAND JUNCTION, CO  
 SHEET TITLE  
 FLOOR PLAN

DRAWING  
 A-1  
 SHEET 2 OF 14