



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Review # 1590

Location: 1700 I-70 B

Project Name: Office/Repossession Co.

ITEMS	DISTRIBUTION																							
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Asses.	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	GMP	CDOT	Corps of Engineers	Walker Field	City Police Dept.	TOTAL REQD	
● Application Fee \$100	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																						
1/2 x 17" 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 / Lease	VII-2	1																						
○ Appraisal of Raw Land	VII-1	1																						
○ Deeds	VII-1	1																						
○ Easements	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
○ Avigation Easement	VII-1	1																						
○ ROW	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
○ Improvements Agreement/Guarantee	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
○ CDOT Access Permit	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
○ Industrial Pretreatment Sign-off	VII-4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Site Plan	X-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 1/2" x 17" 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	1	1	1
○ Grading and Drainage Plan	IX-16	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Storm Drainage Plan and Profile	IX-30	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Water and Sewer Plan and Profile	X-34	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Roadway Plan and Profile	IX-28	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Road Cross-Sections	IX-27	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Detail Sheet	IX-12	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Landscape Plan / on site plan	IX-26	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Geotechnical Report	X-6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Final Drainage Report	X-5	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Stormwater Management Plan	X-1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Phase I and II Environmental Report	X-11	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Traffic Impact Study	X-15	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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.

# DRAWING STANDARDS CHECKLIST

## SITE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA
A	Scale: 1" = 10', 20', 30', 40' or 50'		
B	Drawing size: <del>24" x 36"</del> - 11x17		
C	Primary features consist only of proposed facilities except those related to drainage		
D	Notation: All non-construction text, and also construction notation for all primary features		
E	Line weights of existing and proposed (secondary and primary) features per City standards		
F	Location: All primary facilities are fully located horizontally (See Comment 1)		
I	Orientation and north arrow		
J	Stamped and sealed drawings by registered professional competent in the work		
K	Title block with names, titles, preparation and revision dates		
L	Reference to City Standard Drawings and Specifications		
M	Legend of symbols used		
N	List of abbreviations used		
P	Multiple sheets provided with overall graphical key and match lines		
R	Neatness and legibility		

SECTION VIII

ITEM	FEATURES	OK	NA
1	Site boundary, and adjacent property lines, land use, and zoning		
2	Total site acreage and proposed land use breakdown		
3	All existing and proposed easements, streets and ROW's		
4	Identify utility vendors to the site		
5	Identify existing and proposed utilities, including fire hydrants, meters, and service taps		
6	Show existing and proposed drainage inlets, pipes, channels, and manholes		
7	Top and toe of slopes for retention/detention basins or other embankments		
8	Traffic ingress, egress, traffic flow patterns, and traffic control features		
9	All paving and concrete walks, pads, ramps, wheel chocks		
10	Building footprint, roof line, exterior doorways, and roof drain location		
11	Parking areas, striping, stalls, lighting		
12	Areas to receive gravel		
13	Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes		
14	Miscellaneous structures, fences, walls		
15	Other non-landscaping surface facilities		
16	Do not show existing or proposed contours		
17	For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, ROW width, and the monument or section line.		
18	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and show truck turning radii on the plan to show adequacy of entry/exit and on-site design.		
19	Identify trash dumpster type, anticipated pick-up time, and accessibility.		
20	Space for signature approval by City Engineering with date and title.		
21	Space for signature of County Clerk and Recorder (when required)		

### COMMENTS

- All angle, curvature, tangency, grade break and change, and other primary features must be fully located horizontally. However, these may be identified on the Grading and Drainage Plan, or may be put on a separate "Staking Plan".
- If the scale is 1" = 10' or 20', instead of preparing a separate Landscaping Plan, that information may be provided hereon if it will not be too cluttered and confusing. Also, add space for signature approval by Community Development with date and title.

# REPORT CHECKLIST AND OUTLINE

## GENERAL PROJECT REPORT

CHECKLIST	OK	NA
Typed text		
Size: 8½ x 11" format		
Bound: If more than 1 page, use a staple.		
Name of report on a title page or on the first page of text		

### OUTLINE

- A. Project Description
  - 1. Location
  - 2. Acreage
  - 3. Proposed use
- B. Public Benefit
- C. Project Compliance, Compatibility, and Impact
  - 1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code)
  - 2. Land use in the surrounding area
  - 3. Site access and traffic patterns / *Parking*
  - 4. Availability of utilities, including proximity of fire hydrants
  - 5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.)
  - 6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)
  - 7. Site soils and geology (such as per SCS soils mapping)
  - 8. Impact of project on site geology and geological hazards, if any
  - 9. Hours of operation
  - 10. Signage plans
- D. Development Schedule and Phasing

### COMMENTS

- 1. This report should only provide general information, and should not be more than 2 pages long.

# W.H. Sitzell, Co.

Used Cars & Trucks

243-7559  
473 Melody Lane  
Grand Junction, CO 81501

September 19, 1994

Community Development Dept.  
Grand Junction, Colorado

RE SITE PLAN REVIEW (Evidence of Title)

I do not want to obligate myself to a three (3) year lease in case my move from 473 Melody Lane is not approved. Upon approval, I will be happy to bring you a copy of my lease.

Sincerely,


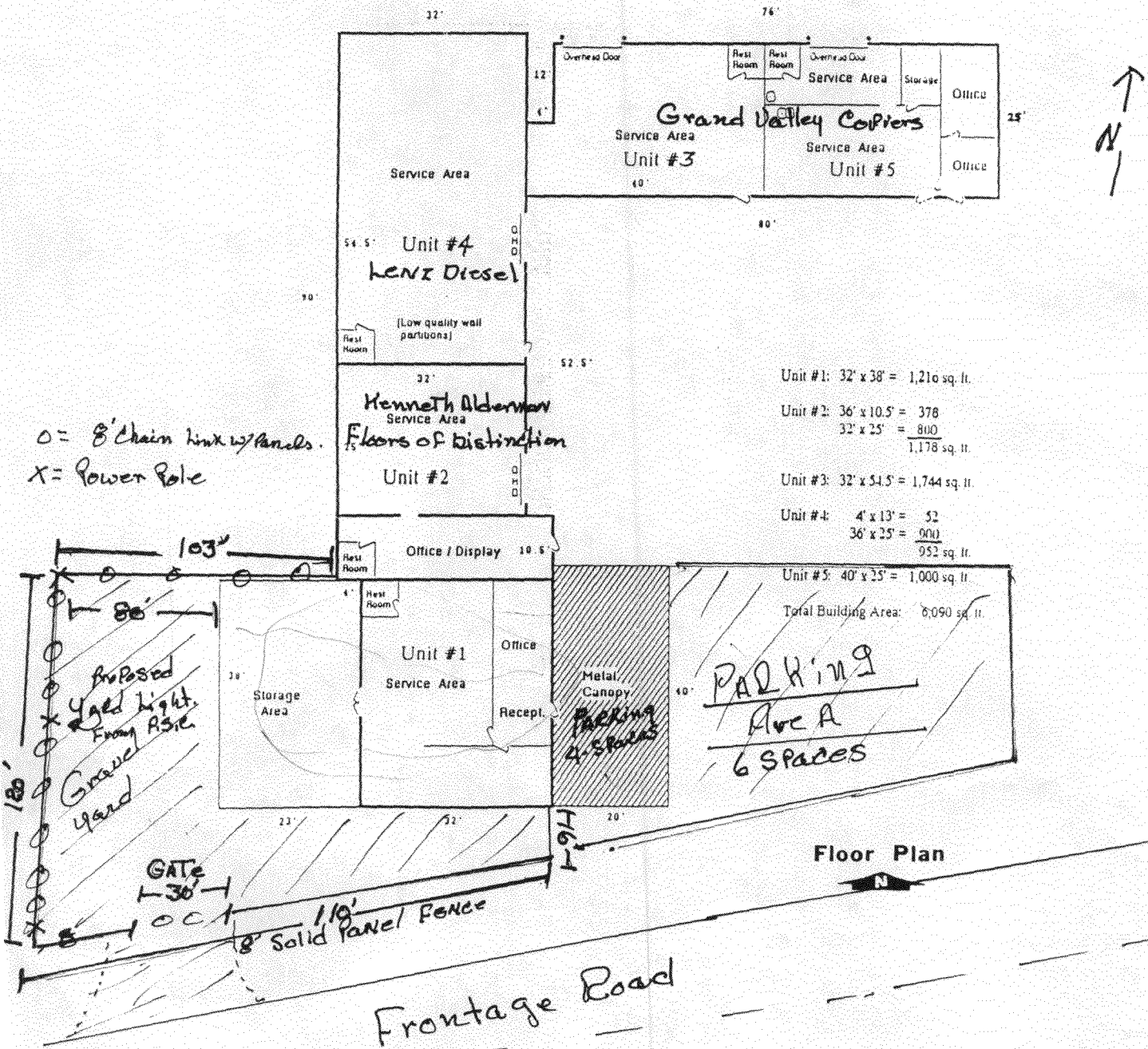
  
\_\_\_\_\_  
W.H. Sitzell



Exhibit "B"

Unit # \_\_\_\_\_ of 1700 I-70 Business Loop, Grand Junction, Colorado, as legally described below:

Beginning South 89Deg 57' East 670.6 feet from the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 13, Township 1 South, Range 1 West of the Ute Meridian, thence South 31Deg 49' East 113.85 feet, thence North 59Deg 56' East 376.3 feet, thence West 281.6 feet, thence South 89.13 feet, thence North 89Deg 57' West to the Point of Beginning, City of Grand Junction, County of Mesa, State of Colorado



# REVIEW COMMENTS

Page 1 of 1

FILE #159-94

TITLE HEADING: Site Plan Review - Office, Car Sales, Impound Lot

LOCATION: 1700 I-70 B

PETITIONER: W.H. Silzell Company

PETITIONER'S ADDRESS/TELEPHONE: 473 Melody Lane  
Grand Junction, CO 81501  
243-7559

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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**GRAND JUNCTION FIRE DEPARTMENT**  
**Hank Masterson**

**9/20/94**  
**244-1414**

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The Fire Department has no problems with this proposal.

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

**9/22/94**  
**244-1590**

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No comment as long as existing 6" water line on south side of property is not within the fenced area.

**POLICE DEPARTMENT**  
**Dave Stassen**

**9/21/94**  
**244-3587**

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With the addition of the parking lot light, this site presents no problems for the Police Department.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**9/28/94**  
**244-1437**

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Used car or wrecked vehicle sales will not be allowed on this site unless further review by this office.

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

**10/4/94**  
**244-1591**

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Transportation Capacity Payment - based on 30 people/week = 60 trips/week/5 = 12 trips/day.  
TCP = \$500 x 12 trips/day/10 x 6/6 x 1 = \$600.00.





**REVIEW AGENCY COVER SHEET**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

FILE NO. 159-94

Petitioner Please Fill In:

Review Agency \_\_\_\_\_  
 \_\_\_\_\_

Petitioner Please Fill In: Site Plan Review

PROPOSAL \_\_\_\_\_  
 LOCATION 1700 I-70B  
 ENGINEER/REPRESENTATIVE \_\_\_\_\_  
 \_\_\_\_\_  
 PETITIONER W.H. Silzell  
 ADDRESS 473 Melody Lane  
 PHONE NO 243-7559

Return to Community Development By 9-21-94  
 Staff Planner Kristen

**COMMENTS**

- A. #1-Location 1700 I-70 Bus. Loop Unit #1
- #3-Proposed Use - Office A-1 Inc (repossession co.) & W.H.Silzell Co. Used Car
- C. #2-Land Use In Surrounding area - Unit#2 Kenneth Adleman, Floors of Distinction  
Unit#3 & 5 Grand Valley Copiers, sales & Repair  
Unit#4 Lenz Diesel (Engine repair) Repair
- #3-Cite Access & Traffic Patterns - 10 Pkg. spaces at office & employee pkg. in yard. Note- These 2 businesses are very low traffic businesses. The only traffic we have are people getting personal belongings from repossessed cars & Used Car dealers bidding on Bank owned cars. The total number of people entering & leaving normally will not exceed 30 people a week. All the vehicles that are for sale will be behind the fence.
- #9-Hours of operation - 9 a.m. to 5 p.m. Mon. thru Fri.
- #10-Existing Sign - Reletter
- D. Development Schedule & Phasing - Add yard light by 11-1-94

Used Car or wrecked vehicle sales will not be allowed on this site unless further reviewed by this office.

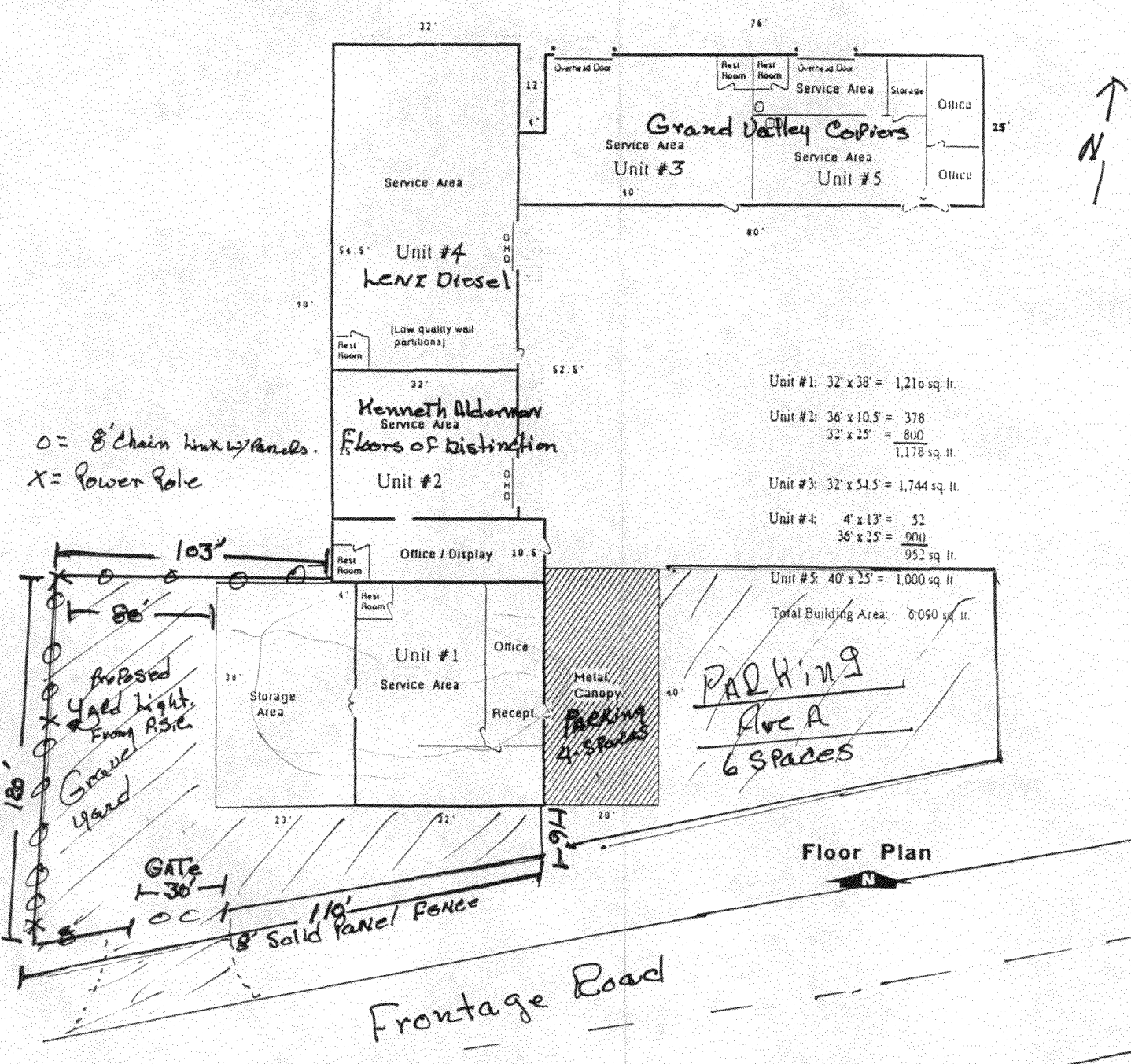
Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY K. Ashbeck PHONE 244-1437 DATE 9/28/94

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Floor Plan