

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: Arrowest Court

Project Name: Power Motive

ITEMS	DISTRIBUTION																							
DESCRIPTION	SSID REFERENCE	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 Bldg. Dept	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field	City Police Dept.	TOTAL REQ'D.	
● 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																						
● 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 <i>narrative</i>	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	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			

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: June 5, 1994

Conference Attendance: Matt Binder, Michael Drollinger, Jody Kliska (244-1591)

Proposal: Bldg Expansion

Location: 719 Arrowst Court

Tax Parcel Number: 2701 314 01007

Review Fee: \$100

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

Additional ROW required? N/A

Adjacent road improvements required? N/A

Area identified as a need in the Master Plan of Parks and Recreation? N/A

Parks and Open Space fees required? Estimated Amount: _____

Recording fees required? Estimated Amount: _____

Half street improvement fees required? Estimated Amount: _____

Revocable Permit required? N/A

State Highway Access Permit required? N/A

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
- 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 Mark Chiono

Signature(s) of Petitioner(s)

x Mark Chiono

Signature(s) of Representative(s)



856 Ouray Avenue Grand Junction CO 81501 • (303) 242-4389

September 21, 1994

A Narrative To:

City of Grand Junction
Community Development
City Planning

Contractor: Eagle Construction, Inc.
856 Ouray Avenue
Grand Junction, CO 81501

Project: Wash and Work Pad
Owner: Power Motive Corp
719 Arrow West Ct.
Grand Junction, CO 81505

This project is a 50' X 50' wash and work pad for heavy equipment. All wash waste water will flow to a new, precast, three chamber vault, with a 2" overflow. This will flow through a 2" drain, to approximately a 100 gallon fiber glass sump tank, with over flow going to an existing approved grease trap, and then into an existing 4" sewer line.

Original
DO NOT REMOVE
City Office

160 34

REVIEW COMMENTS

Page 1 of 2

FILE # 161-94

TITLE HEADING: Site Plan Review
Wash & Work Pad

LOCATION: 719 Arrowest Ct.

PETITIONER: Power Motive Corporation

PETITIONER'S ADDRESS/TELEPHONE: 719 Arrowest Ct.
Grand Junction, CO 81505

PETITIONER'S REPRESENTATIVE: Eagle Construction, Inc.

STAFF REPRESENTATIVE: Tom Dixon

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.

CITY ATTORNEY
John Shaver

09/28/94
244-1501

No Comment.

CITY FIRE DEPARTMENT
Hank Masterson

09/28/94
244-1414

The Fire Department has no problems with this proposal.

CITY DEVELOPMENT ENGINEER
Jody Kliska

09/28/94
244-1591

No drainage fee; No transportation capacity payment.

CITY POLICE DEPARTMENT
Dave Stassen

09/28/94
244-3587

The project does not present any concerns for the police department.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

09/27/94
244-1656

No Comments.

CITY UTILITY ENGINEER
Bill Cheney

10/05/94
244-1590

Water: Ute water.

Sewer: Provide graphic detail and construction drawings for vault, 100 gallon sump and grease trap for review by "Industrial Pretreatment Coordinator".

E.Q.U. for sewer will be increased from 1 to 2.3 to account for additional flow into sewer. Increase in Plant Investment Fee is \$975 which is due before a building permit can be issued.

An application will have to be filed with the "Industrial Pretreatment Coordinator" if one has not already been filed.

COMMUNITY DEVELOPMENT DEPARTMENT
Tom Dixon

10/04/94
244-1447

See attached comments.

STAFF REVIEW

FILE: #161-94

DATE: October 10, 1994

STAFF: Tom Dixon

REQUEST: Addition of unenclosed wash pad for heavy equipment operation

LOCATION: 719 Arrowest Court

APPLICANT: Power Motive Corporation

EXISTING LAND USE: Industrial

SURROUNDING LAND USE: Industrial

EXISTING ZONING: I-H

SURROUNDING ZONING: I-H

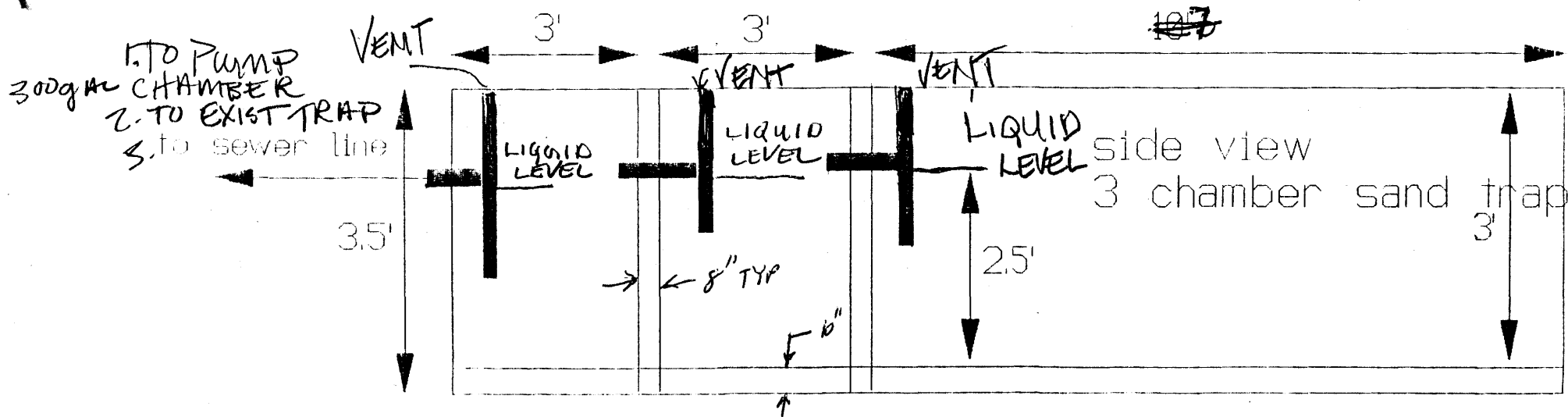
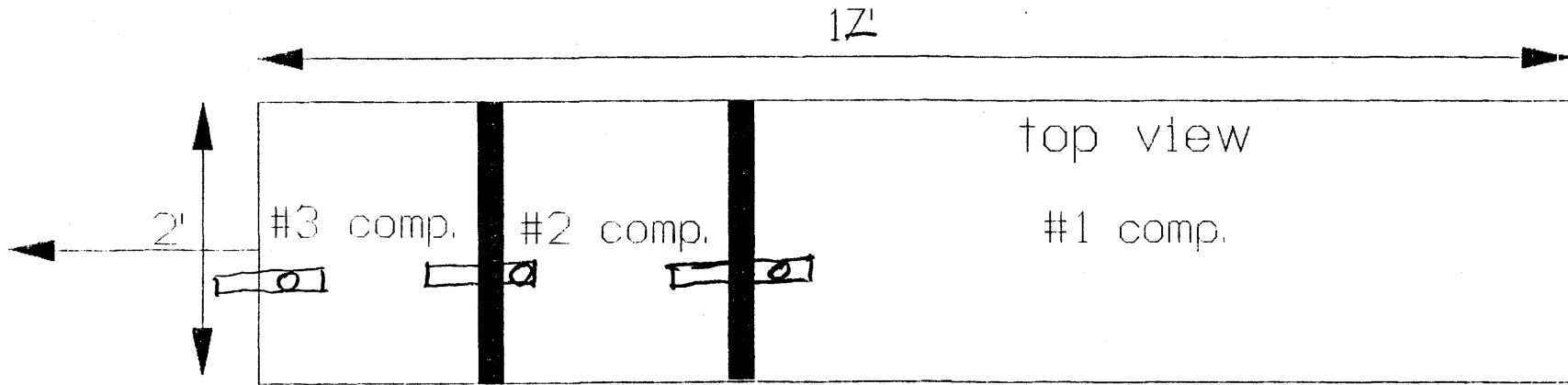
STAFF ANALYSIS: The proposal is to add a 50- by 50-foot unenclosed wash pad to the existing industrial site in order to clean large trucks and equipment. This use will be ancillary to the heavy machinery business currently operating and will not add to the traffic volume or site use.

There are no substantial land use impacts associated with this use. The wash pad will be located at least 100 feet from all property lines and will be an activity typically associated with industrial areas. The wash pad must satisfy any service or utility issues that are involved with this proposal. Some of these involve the volume of discharge into the sewer system and must be satisfied prior to the release of a planning clearance.

STAFF RECOMMENDATION: Approval of the wash pad subject to the satisfaction of all review comments.

POWER MOTIVE
719 ARROW WEST CT.
GRAND JCT.COLO.

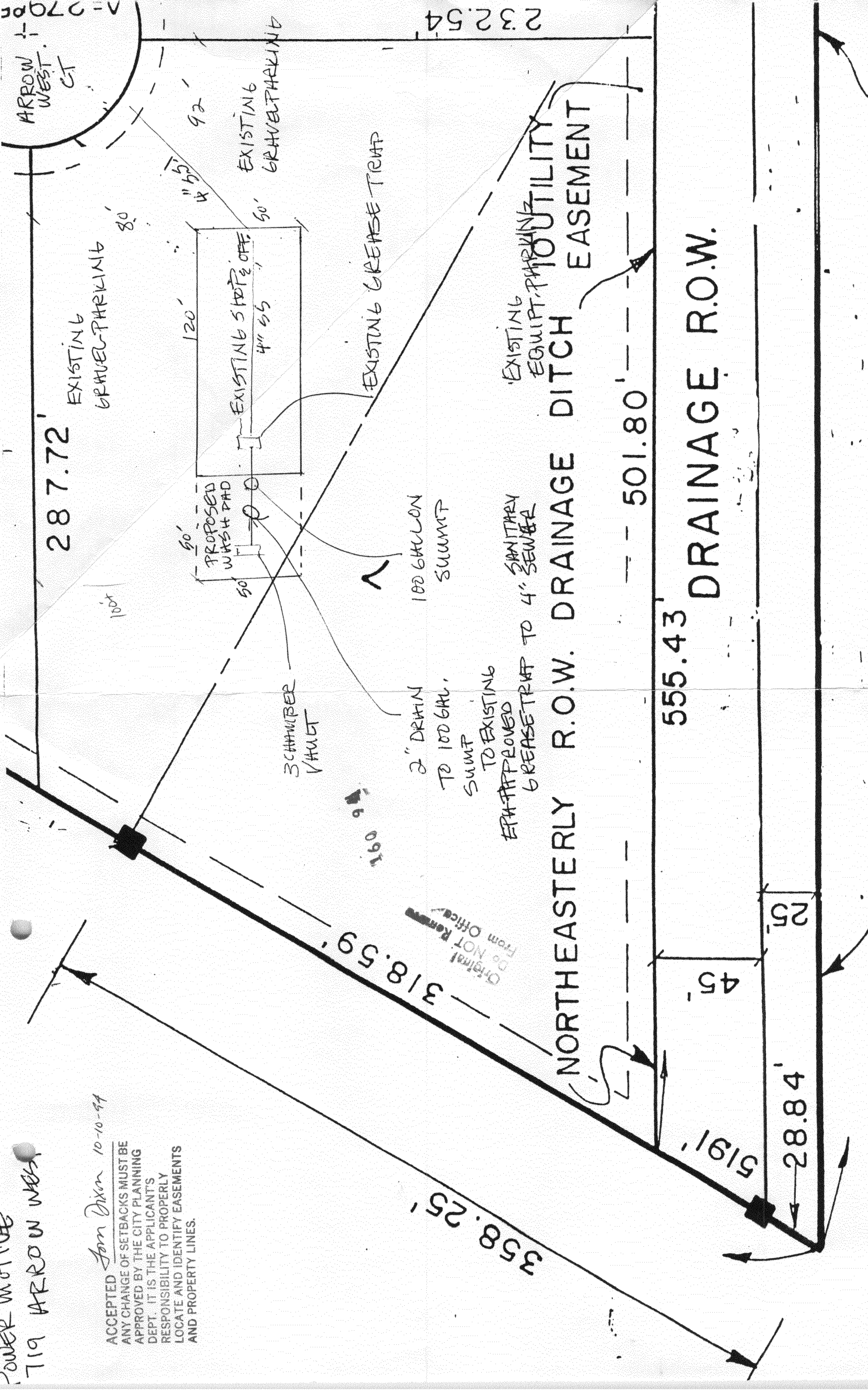
TYPICAL SAND & OIL TRAP
#1 COMPARTMENT COVERED WITH GRATES
2 & 3 COMPARTMENTS SOLID COVERS



POWER MOTIVE
719 ARROW WEST

ACCEPTED
Jan Dixon 10-10-94

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.



ARROW WEST CT

558.25'

318.59'

287.72'

501.80'

555.43'

DRAINAGE R.O.W.

NORTHEASTERLY R.O.W. DRAINAGE DITCH

UTILITY EASEMENT

Original Return Do NOT Remove From Office

100 GALLON SUMPT

2" DRAIN TO 100 GAL. SUMPT

EPA APPROVED GREASE TRAP TO 4" SANITARY SEWER

EXISTING EQUIPT. PARKING

EXISTING GREASE TRAP

EXISTING GRAVEL PARKING

232.54

25'

45'

519.1'

28.84'