



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: Sarford Drive

Project Name: 6,000 sq ft. distribution

ITEMS		DISTRIBUTION																		TOTAL REQ'D.		
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
<i>SPR-95-8</i>																						
● Application Fee <i>\$1k</i>	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 <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
○ Elevation Drawing	IX-13	1	1																			
● Site Plan	IX-29	2	2	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	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 <i>(Site plan)</i>	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			

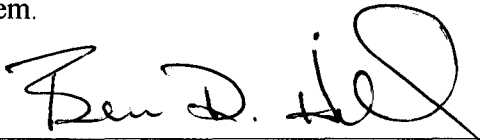
- NOTES:
- 1) An asterisk in the item description column indicates that a form is supplied by the City.
  - 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
  - 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

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**GENERAL PROJECT REPORT****(NARRATIVE)****RE: 2218 SANFORD DRIVE, GRAND JUNCTION, CO  
A.K.A. LOT 10, BLOCK 5, SELLARS SUBDIVISION**

It is our intent to build a 6000 square foot metal building to initially house the Mesa County Food Distribution program. We have been working with Mr. Larry Chynoweth of the Mesa County Health Department on this project. Mr. Chynoweth has informed us that they will maintain three full time employees at this site. Their function is to distribute food to and instruct qualified persons in food preparation and handling.

Included herewith, are copies of the facade we intend to use to give the entrance of the facility a more esthetically appealing appearance. We plan to either landscape or pave the entire front of the property as indicated on the plot plan drawn by Marc Maurer. We are aware of the fact that we are required to landscape 5% of our parking area. It is our overall objective to retain this property as a long term investment and we are seeking to do a quality job. We own two other properties on this same street and hope to be able to build similar quality projects on each of them.



Ben D. Hill



Faith M. Hill

# REVIEW COMMENTS

Page 1 of 1

FILE #SPR-95-8

TITLE HEADING: Site Plan Review - New  
6,000 s.f. Food Distribution  
Center

LOCATION: 2218 Sanford Drive

PETITIONER: Ben & Faith Hill

PETITIONER'S ADDRESS/TELEPHONE: 1204 N 7th Street  
Grand Junction, CO 81501  
241-7653

PETITIONER'S REPRESENTATIVE: Ben Hill

STAFF REPRESENTATIVE: Tom Dixon

**NOTE: WRITTEN RESPONSE (4 COPIES) 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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MESA COUNTY BUILDING DEPARTMENT  
**Bob Lee**

1/5/95  
244-1656

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Need 2 set of architecturally stamped plans for our code review. Rear wall will have to be one (1) hour fire resistive.

CITY DEVELOPMENT ENGINEER  
**Jody Kliska**

1/11/95  
244-1591

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A drainage fee will be accepted for this development. Please provide the following information:  
a) show the finished grading on the site plan with spot elevations and directional arrows for flow;  
b) provide a summary of the building size in square feet, the parking & loading area in square feet, landscaping in square feet so that I can calculate the fee. Please provide the finished floor elevation.

A detailed site plan is required - see attached checklist. Handicap parking must be signed & striped in accordance with City standards.

Transportation Capacity Payment - \$1,464.00.

CITY PARKS & RECREATION DEPARTMENT  
**Don Hobbs**

1/11/95  
244-1542

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I assume that this is classified as a public facility and therefore exempt from open space fees.

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

**1/12/95**  
**244-1590**

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WATER - Ute Water

SEWER - the lot is part of the Grand Junction West Sanitation District, consequently additional tap fees may be applicable. Contact City Utility Billing to determine extent of the fees.

**MESA COUNTY PLANNING**  
**Verna Cox**

**1/11/95**  
**244-1637**

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No comment regarding County policies. Is the proposed location of this use convenient for the users? Do individuals visit the site for collecting food packages or is this a warehouse where trucks pick up their loads?

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Tom Dixon**

**1/16/95**  
**244-1637**

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See attached.

**ADMINISTRATIVE REVIEW**

FILE: SPR-95-8

DATE: January 16, 1995

STAFF: Tom Dixon, AICP

REQUEST: 6,000-square-foot food distribution center

LOCATION: 2218 Sanford Drive

APPLICANT: Ben & Faith Hill

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Food distribution center

SURROUNDING LAND USE: Industrial and undeveloped

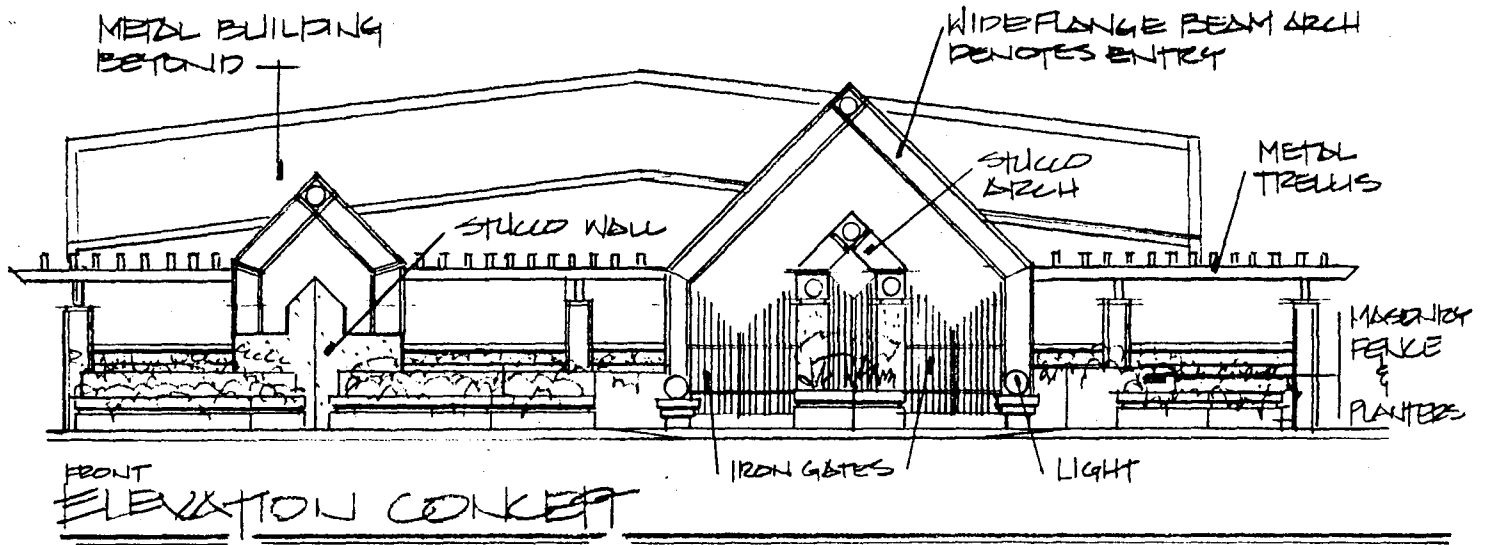
EXISTING ZONING: I-1

SURROUNDING ZONING: I-1

**STAFF ANALYSIS:** The proposal is for a 6,000-square-foot warehouse/distribution to serve food distribution for Mesa County.

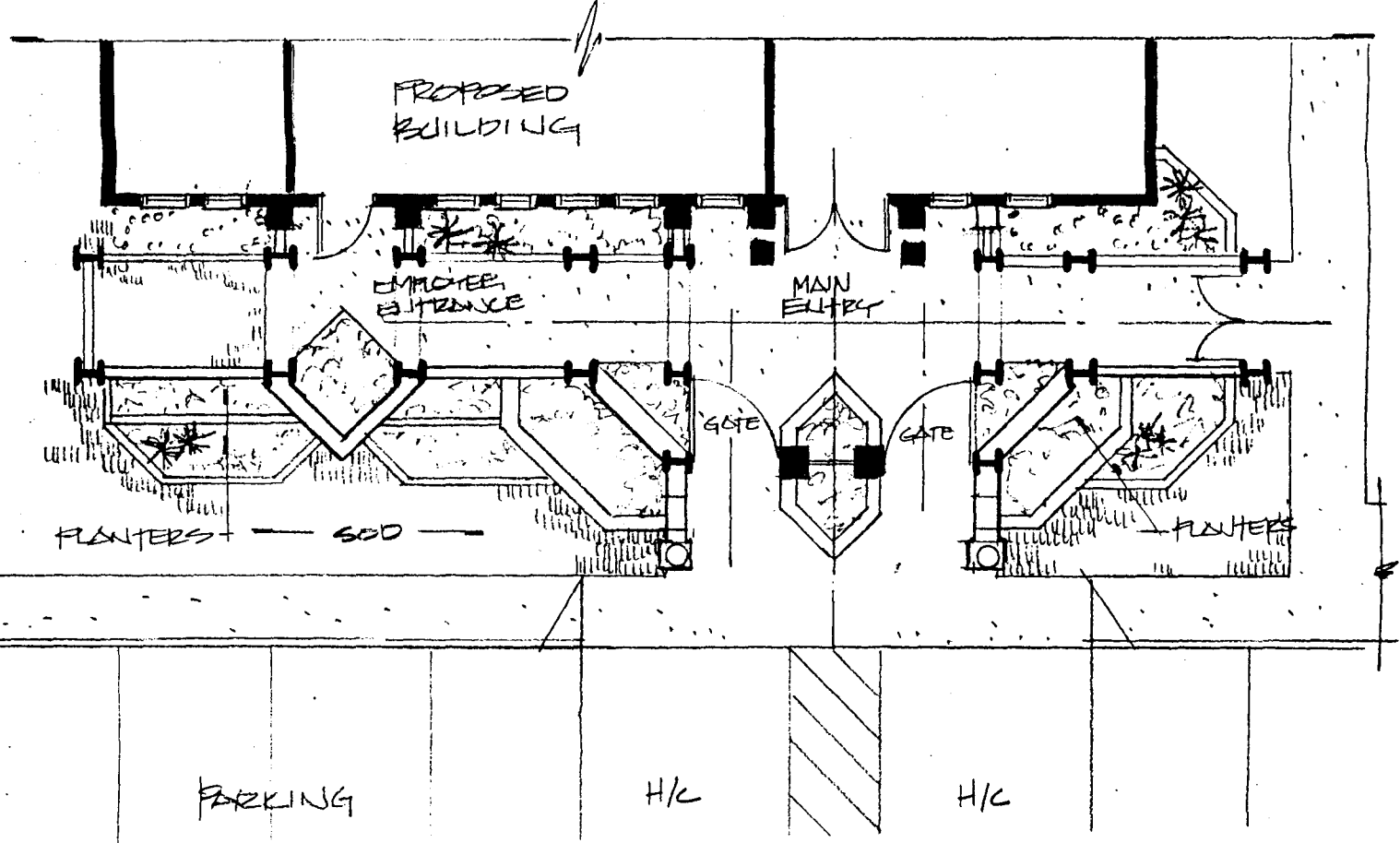
**ADMINISTRATIVE DECISION:** Approval subject to the following issues being addressed and/or satisfied:

- 1) A more detailed site and landscaping plan is required and shall be submitted for review and approval prior to the issuance of a planning clearance.
- 2) The payment of a drainage fee will be accepted for this project. This fee will be determined by the City Development Engineer
- 3) A Transportation Capacity Payment of \$1,464.00 is due prior to the issuance of a planning clearance.
- 4) The payment for additional sewer tap fees, if applicable, are payable prior to the planning clearance.



SCALE

1/8" = 1'-0"



FRONT ENTRY PLAN

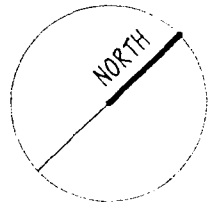
SCALE

12 · 15 · 914

1/8" = 1'-0"

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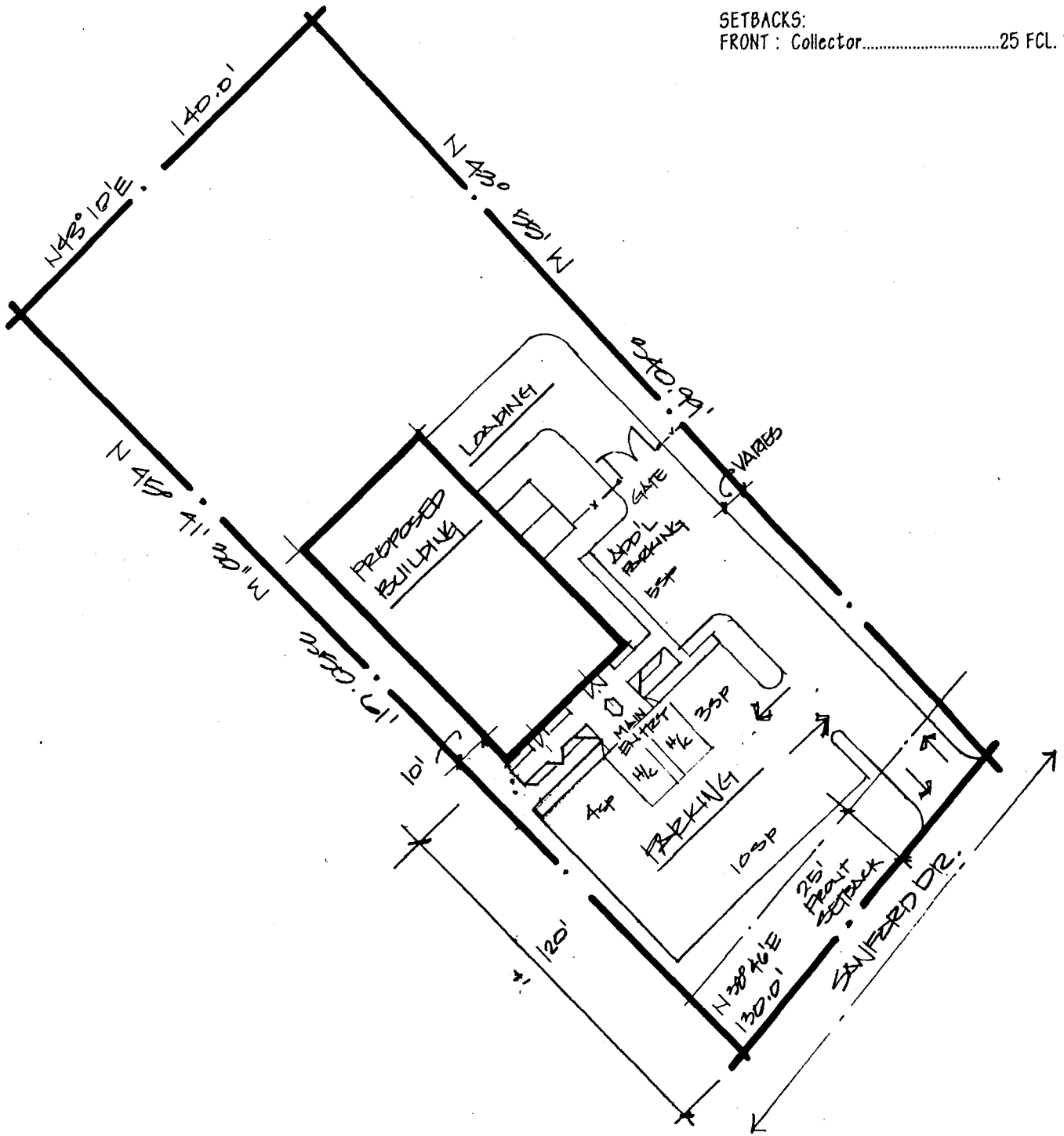
HS

PROPOSED BUILDING FOR.

11

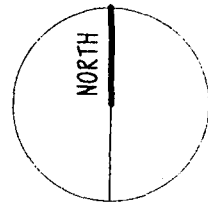
ZONE: CITY OF GRAND JUNCTION - I 1

SETBACKS:  
FRONT: Collector.....25 FCL R.O.W.



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# PROPOSED BUILDING FOR #