



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 599 Northgate Dr.

Project Name: B&H Sports Expansion

ITEMS		DISTRIBUTION																		TOTAL REQ'D.	
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	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
● Application Fee \$100 + \$15/acre	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
● 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
● Evidence of Title	VII-2	1																			
○ Appraisal of Raw Land	VII-1	1			1	1															
○ Deeds	VII-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
○ 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
○ 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	

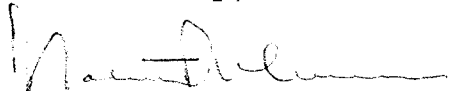
NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently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

Mesa County Planning Division  
Project Narrative

PROJECT NAME: B AND H ADDITION  
OWNER: GUS CARLSON  
DECEMBER 19, 1994

1. The buildings will house office/warehouse space.
2. The new structure will be 5,400 total square feet. The building will be separated into three units each containing 1800 square feet . Each unit will contain a maxium of two employees. The unit directly adjacent to the present building will be used by the current employees.
3. The construction will be a slab on grade with a pre-engineered steel structure. Also parking and landscaping as required will be completed as shown on site plan.
4. The area that would be impacted by the stucture would be the corner of F. Road and Northgate drive. The lot now has an existing business located on it. The new structure will have little impact on other buildings in the immediate area.
5. There are no special conditions to be considered.

Submitted By,



Robert V. Turner  
Alco Building Company Inc.

# CITY OF GRAND JUNCTION FLOODPLAIN PERMIT

APPLICANT: ALCO BUILDING CO.

MAILING ADDRESS 599 25 ROAD

GRAND JUNCTION CO. 81505

TELEPHONE: Home ( ) Work (303 ) 242-1423

OWNER (If different than applicant): GUS CARLSON

MAILING ADDRESS 599 NORTHGATE DRIVE

GRAND JUNCTION CO. 81505

TELEPHONE: Home ( ) Work (303 ) 245-6605

COMMON LOCATION OF PROJECT SITE: 599 NORTHGATE DRIVE  
(STREET ADDRESS)

MESA COUNTY ASSESSOR'S TAX PARCEL NO: 2945-102-12-008

BRIEF DESCRIPTION OF THE PROPOSED USE OF THE SITE: OFFICE/WAREHOUSE

RIVER, STATION: Horizon Drive Channel

ELEVATION OF THE 100 YEAR FLOOD EVENT: 4569 ft.

DETERMINED FROM: ( ) CORPS OF ENGINEERS, FLOOD HAZARD STUDY, NOVEMBER 1976  
(XX) HUD FLOOD INSURANCE STUDY, JANUARY 1978

ENGINEER: Joe Kraybacher

MAILING ADDRESS \_\_\_\_\_

TELEPHONE: Work ( ) \_\_\_\_\_

## TO BE COMPLETED BY STAFF:

DATE REC'D \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_

FILE NO. \_\_\_\_\_ FEE \$125

REQUIRED DOCUMENTS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF GRAND JUNCTION

PROJECT INSPECTION REPORT

FILE #: SPR-95-11

PROJECT NAME: B&H SPORTS EXPANSION


INSPECTION DATE: 8-25-95

PROJECT PLANNER: MICHAEL T. DROLLINGER

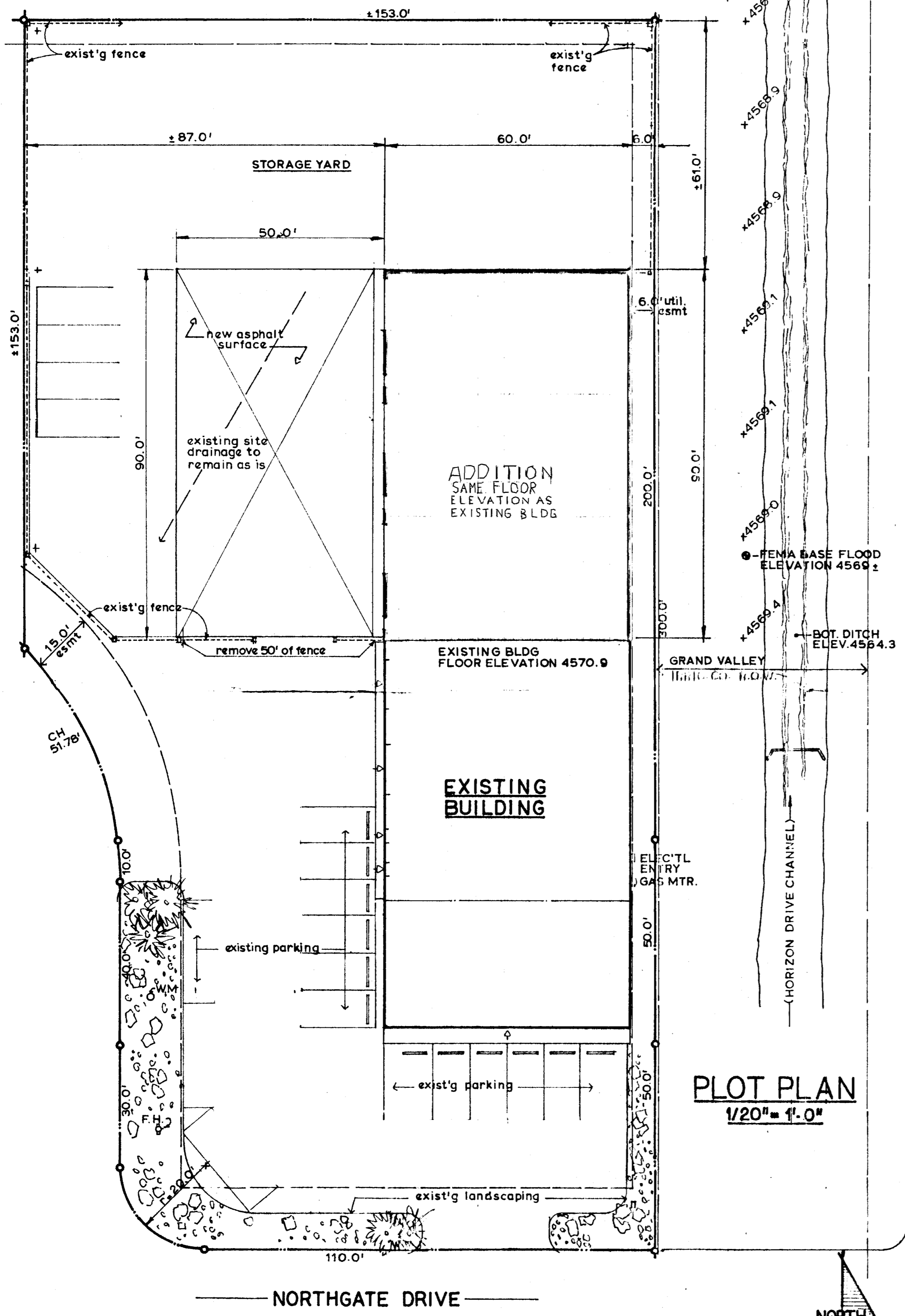
Project completed as per approved plans

Project incomplete as noted below:

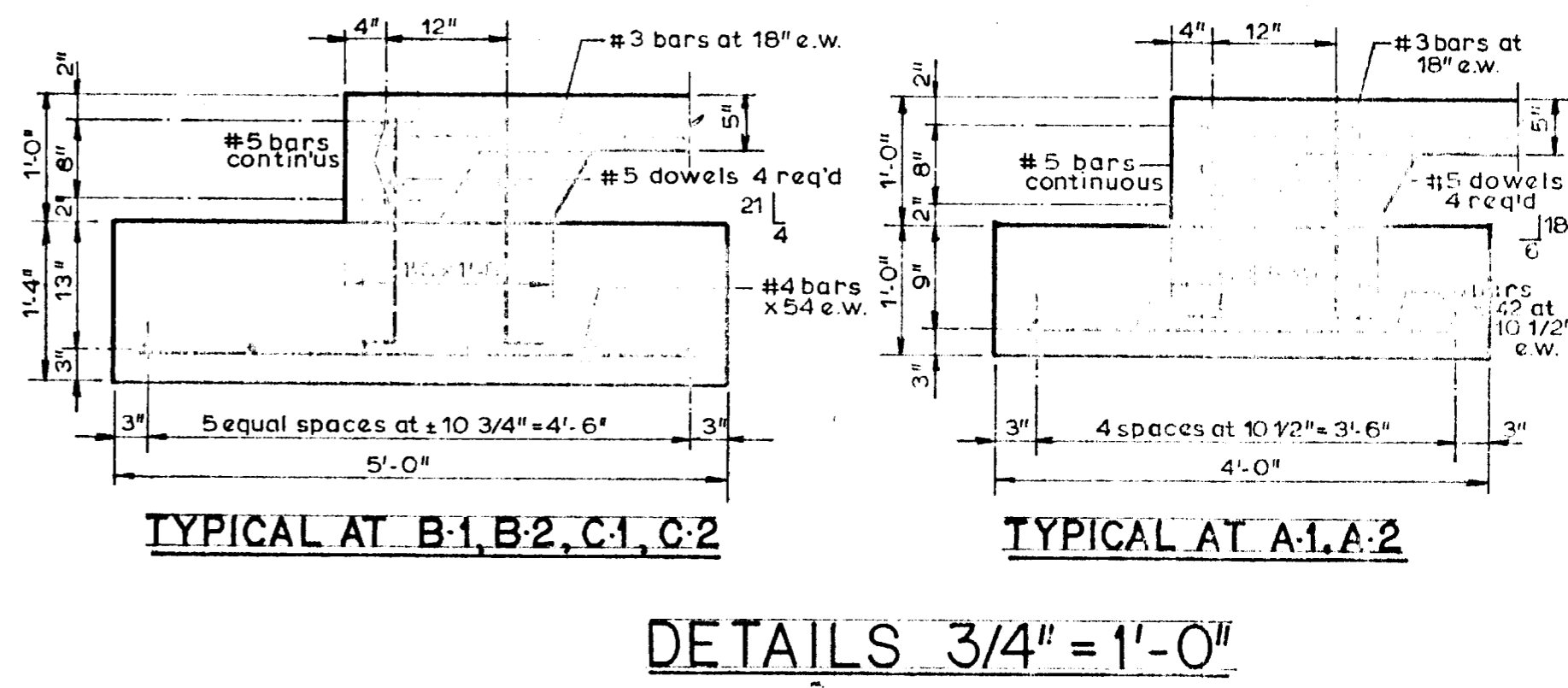
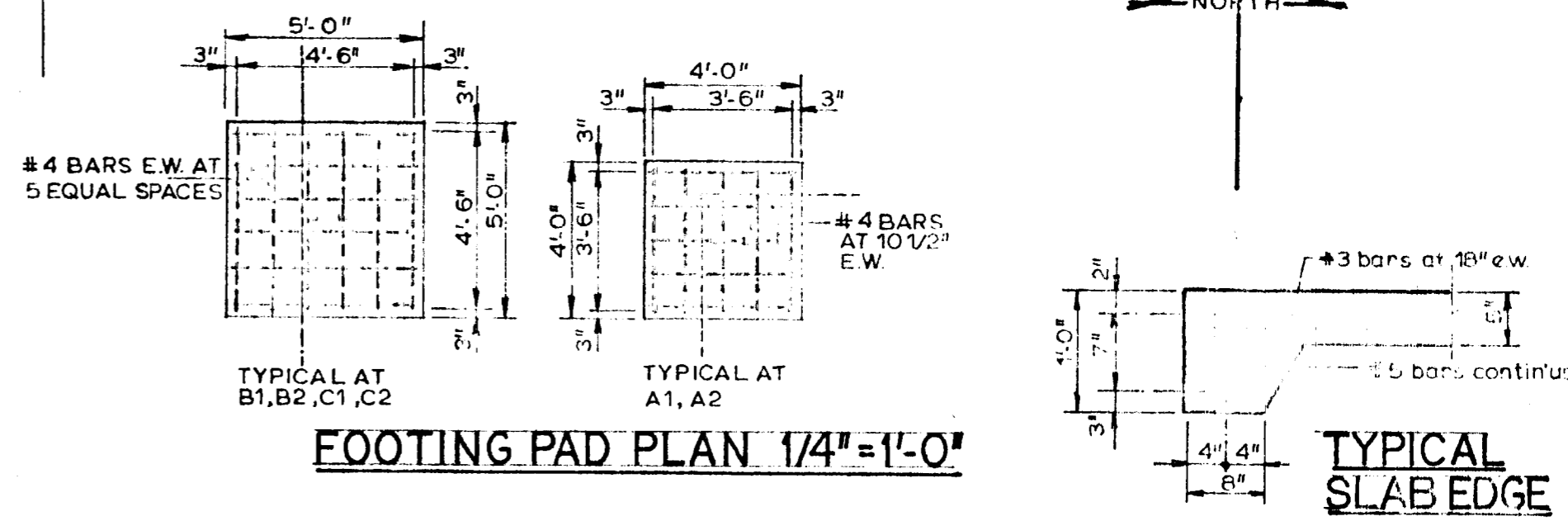
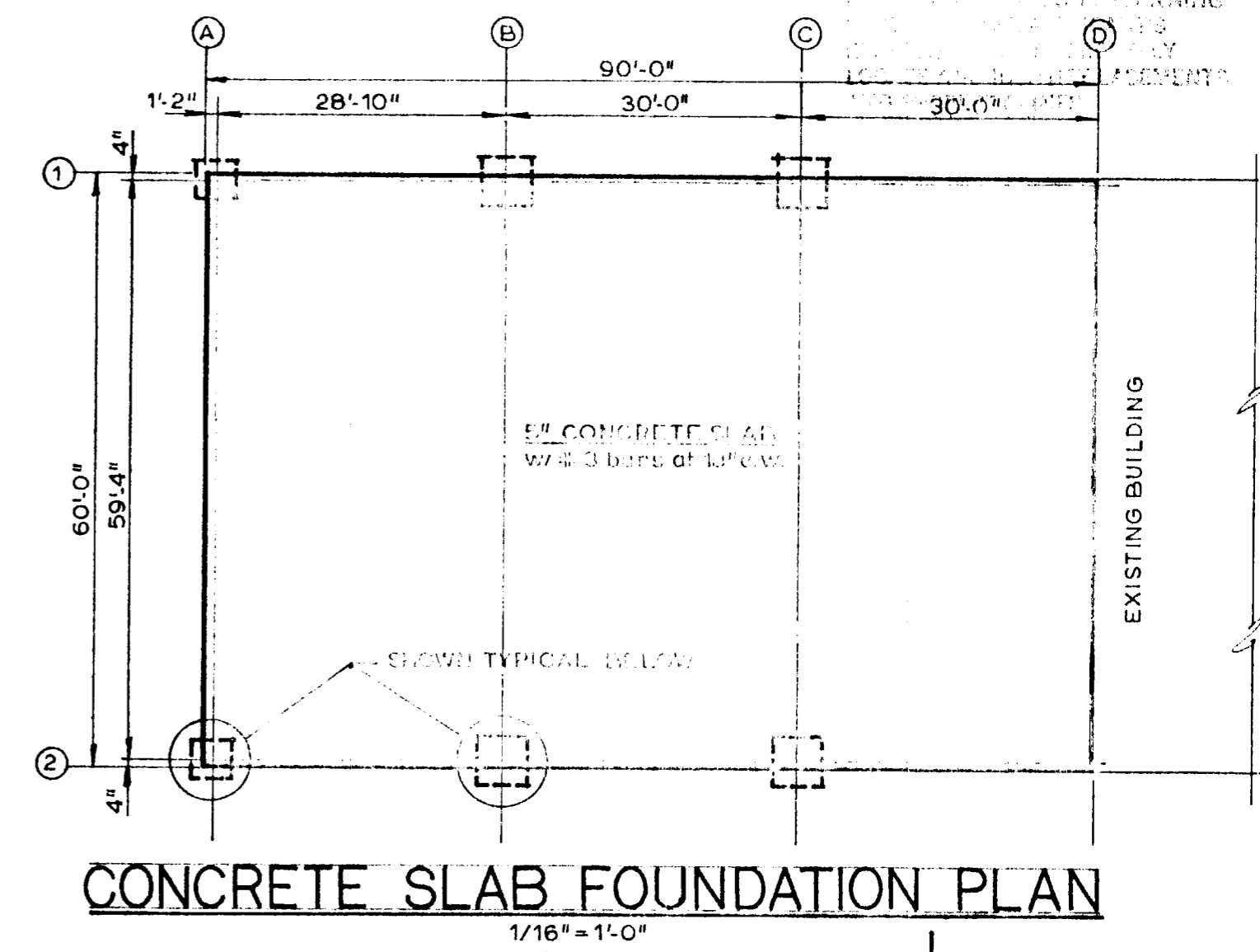
C.O. signed 8-31-95  
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SIGNATURE: 

DATE: 8-25-95



PATTERSON ROAD



ADDITION TO <b>B &amp; H SPORTS BUILDING</b> 599 NORTHGATE DR., GRAND JUNCTION COLORADO ALCO BUILDING COMPANY 242-1423			SHEET  OF 2
DATE: 10/15/05	DRN: LC	CHKD: JF	