

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

SPR-95-33

Location: 725 S. 5th Street

Project Name: Addition of 3 storage tanks

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	* State Health *	
● Application Fee	\$110 ⁻	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																
○ Aviation 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																		
○ 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
○ 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	

Original
2/2/00
10:30 AM

- 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.

Project Report

In order to set up three 2500 gallon vertical tanks for bulk oil storage we must build a concrete berm as a secondary containment for spills. This berm area will be able to contain 110% of the largest tank capacity in case of spill.

The berm area will be 12 feet by 45 feet with a 6 inch base and 6 inch walls, the wall will be no higher than 12 inches.

The 2500 gallon vertical tanks will set inside berm and will be no higher than 15 feet.

We have already obtained a permit from the Grand Junction Fire Department, and have had our site plan approved by the Colorado State Oil Inspector.

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SPR-95-33

G.W. Arnold Distributor
725 S. 5th St.
Bulk Oil System
Project Report

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-33

TITLE HEADING: Site Plan Review - Bulk Oil
Containment Berm

LOCATION: 725 South 5th Street

PETITIONER: G. W. Arnold

PETITIONER'S ADDRESS/TELEPHONE: 725 S 5th Street
Grand Junction, CO 81501
242-5158

PETITIONER'S REPRESENTATIVE: George Crawford

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.

CITY DEVELOPMENT ENGINEER 2/23/95
Jody Kliska 244-1591

1. Is the Stormwater Management Plan filed with the State Health Department being amended?
Can we have a copy?
2. CDOT may have some access concerns about this property in conjunction with the 5th Street Bridge Project?

CITY PARKS & RECREATION DEPARTMENT 2/16/95
Don Hobbs 244-1542

No comment.

MESA COUNTY BUILDING DEPARTMENT 2/17/95
Bob Lee 244-1656

No comments.

GRAND JUNCTION FIRE DEPARTMENT 2/17/95
Hank Masterson 244-1414

This proposal is acceptable to the Fire Department.

CITY UTILITY ENGINEER
Bill Cheney

2/27/95
244-1590

1. A copy of the NPDES permit from the Colorado Department of Health for stormwater management should be obtained prior to the issuance of Planning Clearances for any future expansion of the present operations.
2. Check with Fire Department for required storage volume. Based on my calculations there is no free board on the berm if one tank completely emptied.

COMMUNITY DEVELOPMENT DEPARTMENT
Tom Dixon

3/2/95
244-1447

See attached comments.

TO DATE, WE HAVE NOT RECEIVED COMMENTS FROM THE FOLLOWING AGENCIES:

City Property Agent
City Attorney

ADMINISTRATIVE REVIEW

FILE: #SPR-95-33

DATE: March 2, 1995

STAFF: Tom Dixon, AICP

REQUEST: Addition of three 2,500 gallon vertical storage tanks for bulk oil

LOCATION: 725 South 5th Street

APPLICANT: Gerald W. Arnold

EXISTING LAND USE: Industrial

SURROUNDING LAND USE: Industrial

EXISTING ZONING: I-2

SURROUNDING ZONING: I-2

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No such plans have been adopted for this area of the City.

STAFF ANALYSIS: This proposal is a continuation of an existing fuel and oil distribution use. The permanent storage tanks proposed will replace the present on-site parking and storage of tank trucks that come to the site and are parked on a temporary basis, usually a couple of days, until the fuel is redistributed to small tank trucks. The three proposed storage tanks will not be an expansion of the present use but rather a permanent solution to the temporary storage situation.

The current site has no landscaping and none is intended with the placement of the three additional tanks. The petitioner has cited a concern that landscaping material is combustible and may present a safety issue for the nature of the use.

Engineering has commented that evidence of a National Pollutant Discharge Elimination System (NPDES) permit is necessary for this site prior to issuance of a planning clearance. In reviewing the NPDES a stormwater management plan is necessary to determine the manner in which drainage and stormwater run-off from the site is handled.

Access onto Highway 50 is also a concern. When the viaduct is reconstructed, the current access will likely be eliminated. The petitioner needs to work with the Colorado Department of Transportation (CDO) to find a long term resolution to this access problem.

STAFF DECISION: Approval is contingent on satisfaction and/or completion of the following conditions:

1) Prior to the issuance of a planning clearance, a copy of the petitioner's National Pollutant Discharge Elimination System (NPDES) permit from the Colorado Department of Health for stormwater management shall be submitted to the City for review by the Public Works Department.

2) CDOT shall review and comment on the existing access to and from the site.



G. W. ARNOLD
Chevron Jobber
BOX 777
GRAND JUNCTION, CO 81502
(303) 242-5158

SPR-95-33

Site Plan Review - Bulk Oil Containment Berm
725 S. 5th Street

Subject: Written Response on Stormwater Management Permit
And CDOT Access during construction

After speaking with Ray Turner of the Colorado Wyoming Marketer Association and Dave Rau an Engineer with Terra Con Environmental we have concluded that this bulk plant is exempt for a stormwater Management Permit from the Colorado Dept. of Health.

This facility meets the three criteria listed on the following page.

In addition we also comply with the State of Colo. Oil Inspection Section and the EPA with stormwater run-off from this site.

We have approached the Colorado Dept. of Transportation. About access to our Company during and after construction of the 5th street Bridge and have been assured by Willis Spanicsek of the CDOT that access to and from our property will be from 4th Street and South Ave. between Litton Warehouse and Southern Pacific offices.

Thank You

Marketers who attended the stormwater seminar at PMA's Snowmass convention may have some confusion about when vehicle refueling brings a bulk plant into the stormwater permit program.

Here is the final word:

No

1. If you refuel your vehicles at your bulk plant, this is considered vehicle maintenance and you *are* required to obtain a stormwater permit.

No

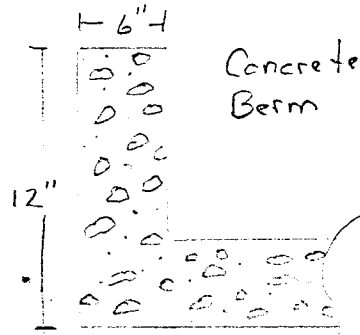
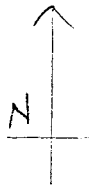
2. If, in addition to your bulk plant, you operate an *off-site* cardlock or keylock and refuel your own vehicles there, you *are not* required to obtain a stormwater permit if refueling your own vehicles is only a small portion of the cardlock/keylock operation.

No

3. If you refuel your vehicles at a cardlock or keylock that is *at the same location as your bulk plant*, you *should* obtain a stormwater permit unless income derived from the cardlock/keylock business is significantly greater than income derived from the bulk plant operation, such that the prevailing SIC code for the facility is not 5171.

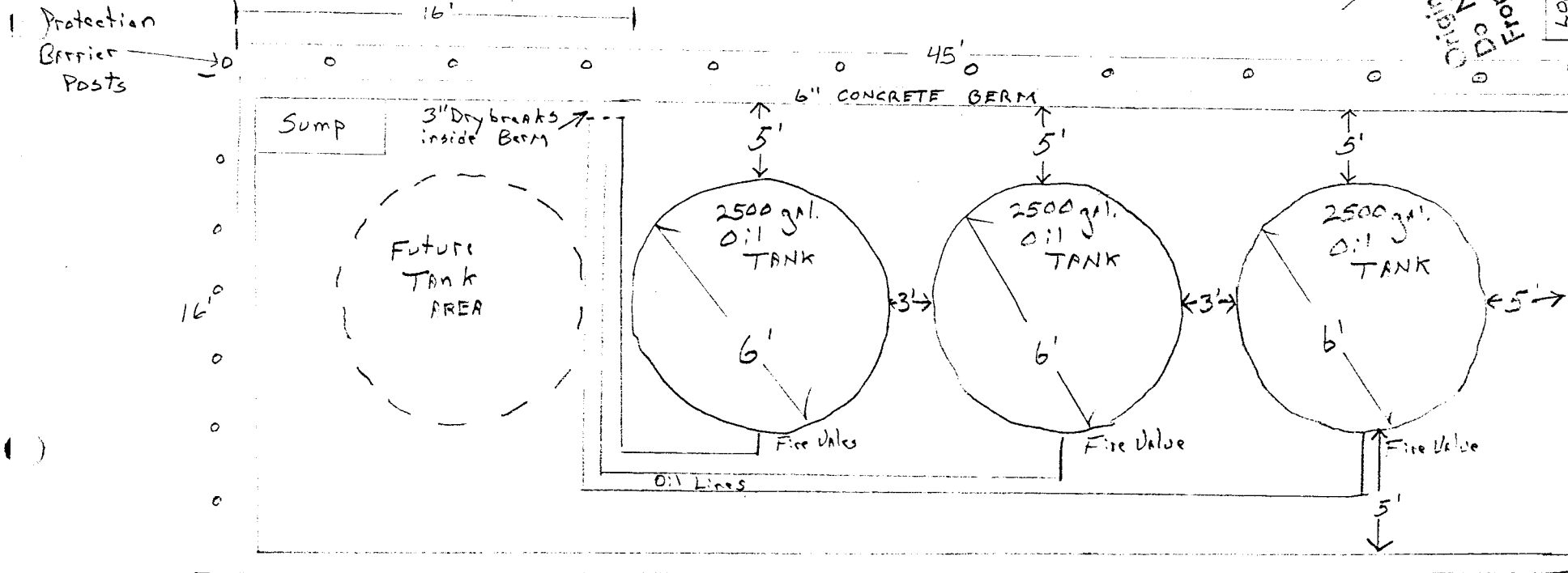
Remember, the deadline to file your application for a stormwater permit (notice of intent) is October 1, 1992. The Association has the latest Colorado and Wyoming stormwater application forms and information packets. Call if you need a copy.

G.W. Arnold Distributor
 725 S 5th Street
 Bulk Oil System
 Site Plan - Berm Area



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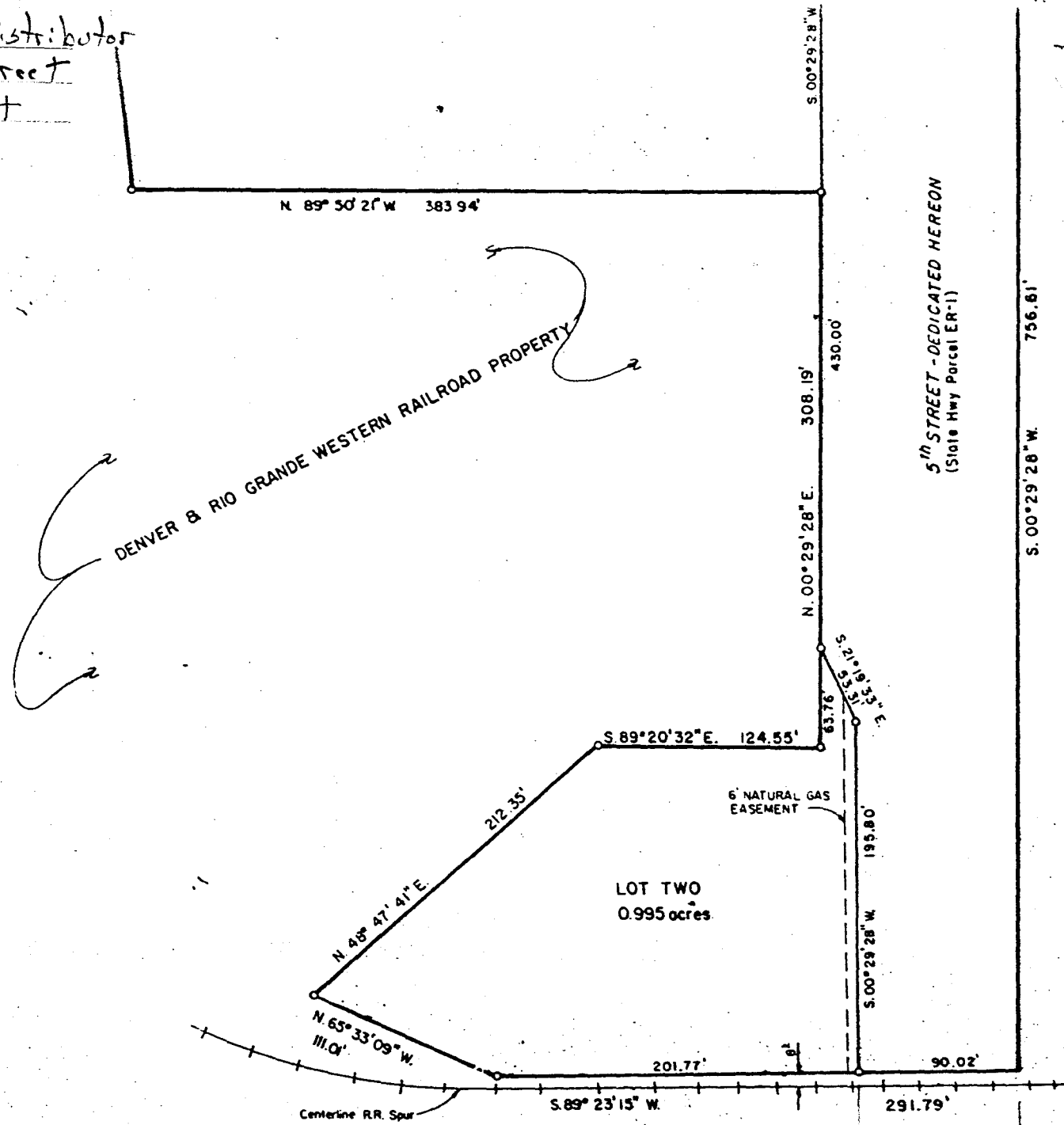
LOADING DOCK & DOOR



D4RGW

ACCEPTED *Tom Dixon 27 April 1995*
 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.

G.W. Arnold Distributor
 725 S. 5th Street
 Lot Measurement



5th STREET - DEDICATED HEREON
 (State Hwy Parcel ER-1)

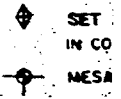
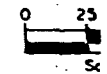
SPR-95-33

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LAND USE SUMMARY

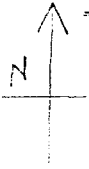
AREA IN LOTS	AREA IN ROAD R.O	TOTAL AREA

THIS PLAT CONFORMS
 OF SUBDIVISION PLAT
 OF GRAND JUNCTION
 ZONING CODE AND APP
 STATE OF COLORADO

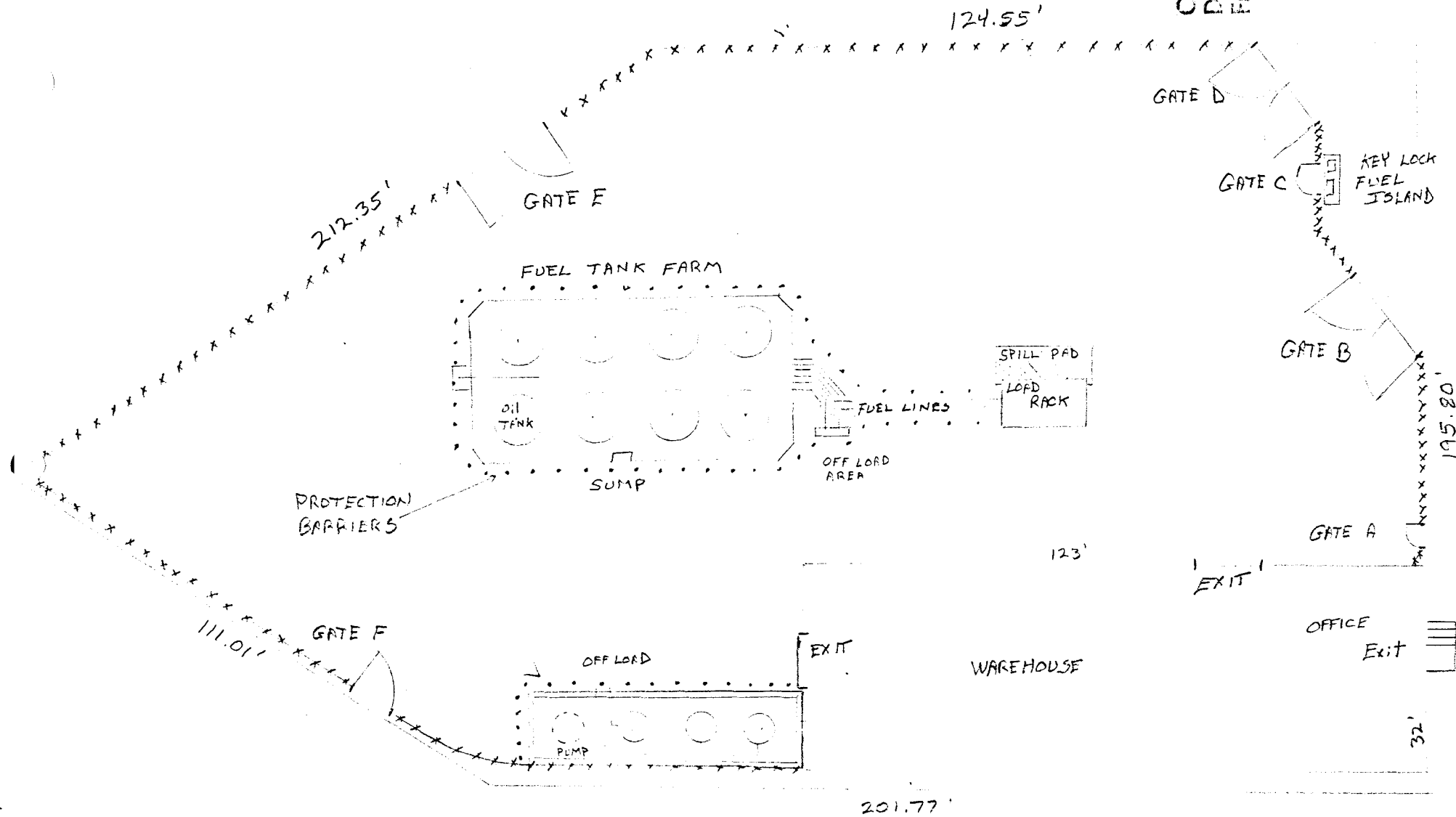


NOTICE: According to Color
 based upon any defect in this
 such defect. In no event, a
 survey be commenced more th
 than hereon.

G.W. Arnold Distributor
725 South 5th Street
Bulk Oil System
Site Plan



SPR-95-33



Original
Dredging
From 1986

OFFICE
Exit