Table of Contents

Fi	le	SPR-1995-075
Ds	ıte	8/3/99
P	S	A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances,
e	a	not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found
s	n	on the standard list. For this reason, a checklist has been included.
e n	n e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.
t	d	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as
		well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
X	X	*Summary Sheet – Table of Contents
		Application form
-		Receipts for fees paid for anything
X	X	
	X	
<u> </u>		Reduced copy of final plans or drawings
X		Reduction of assessor's map
	_	Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
X		Individual review comments from agencies
X	X	
L		*Petitioner's response to comments
Ш		*Staff Reports – Board of Appeals
Ш		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits *Summary sheet of final conditions
Ш	_	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X	X	Planning Clearance – not approved
X		Site Plan – Grading, Drainage and Landscape
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IV-12

SUBMITTAL CHECKLIST

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IV-12

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UBMITTAL CHECKLIST

SITE PLAN REVIEW 2455 Industrial Blud Project Name: fflune, Millworks Location: **ITEMS** DISTRIBUTION Date Received O City Parks/Recreation Downtown Dev. O Corps of Engineers Receipt # SSID REFERENCE District Service O City Property O Walker Field O Persigo WWT • County Bldg. O U.S. West City Dev. O Drainage File # County Water O Sewer O Public O GVRP **DESCRIPTION** Application Fee VII-1 Submittal Checklist VII-3 VII-3 Review Agency Cover Sheet Planning Clearance* VII-3 VII-1 ● 11"x17" Reduction of Assessor's Map Evidence of Title VII-2 O Deeds VII-1 VII-2 O Easements O Avigation Easement VII-1 O ROW VII-2 O Improvements Agreement/Guarantee VII-2 O CDOT Access Permit VII-3 O Industrial Pretreatment Sign-off VII-4 General Project Report X-7 Elevation Drawing IX-13 ● Site Plan IX-29 O 11"x17" Reduction of Site Plan IX-29 Grading and Drainage Plan IX-16 IX-30 O Storm Drainage Plan and Profile O Water and Sewer Plan and Profile IX-34 2 IX-28 O Roadway Plan and Profile O Road Cross-Sections IX-27 O Detail Sheet IX-12 Landscape Plan IX-20 O Geotechnical Report X-8 O Final Drainage Report X-5,6 O Stormwater Management Plan X-14 O Phase I and II Environmental Rerpot X-10,1 O Traffic Impact Study X-15

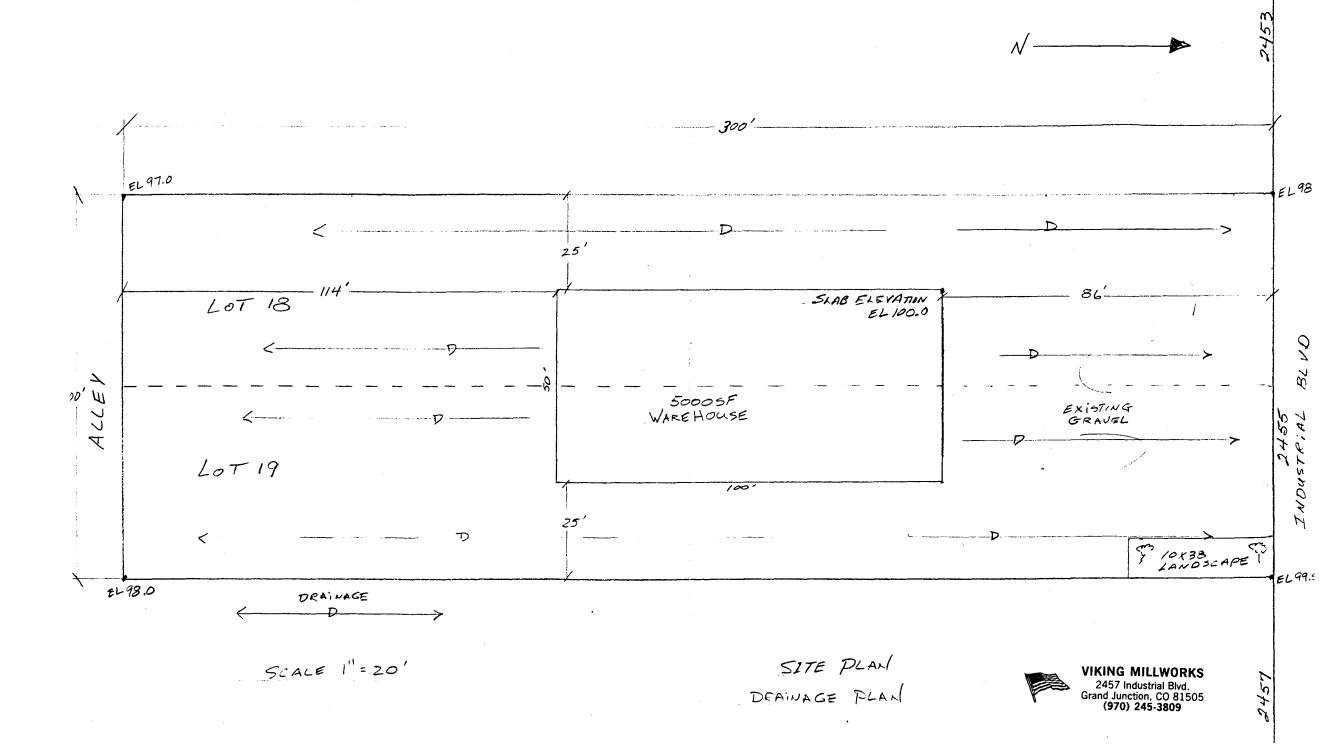
NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PROJECT REPORT
VIKING MILLWORKS
2455 INDUSTRIAL BLVD

TO WHOM IT MAY CONCERN:

THE ADJOINING PROPERTIES ARE THE MANUFACTURING FACILITIES
OF VIKING MILLWORKS. ADDITIONAL SPACE IS REQUIRED BY THE
COMPANY BECAUSE OF GROWTH. THE BUILDING IS A SIMPLE
50X100X20 STEEL BUILDING.

1/2 100 EXISTING ASP EXISTING ROAD BLVD



REVIEW COMMENTS

Page 1 of 2

FILE # SPR-95-75

TITLE HEADING:

Site Plan Review

Warehouse Expansion

LOCATION: 2455 Industrial Blvd.

PETITIONER:

Tom Folkestad

PETITIONER'S ADDRESS/TELEPHONE:

2456 Broadway

Grand Junction, CO 81503

245-3809

PETITIONER'S REPRESENTATIVE:

Tom Folkestad

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL <u>ALL</u> ISSUES HAVE BEEN RESOLVED.

MESA COUNTY BUILDING DEPT.

04/20/95

Bob Lee

244-1656

No comments.

GRAND JUNCTION DRAINAGE DISTRICT

04/20/95

John Ballagh

242-4343

There are no known existing or planned Grand Junction Drainage District facilities through the site at 2455 Industrial Blvd.

The attached site plan fails to show the route of the surface runoff to any natural watercourse. There is no way to tell if the northeast corner is even close to the same elevation as the existing adjoining lot.

CITY FIRE DEPARTMENT

04/21/95

Hank Masterson

244-1414

Before a Building Permit Clearance Form is issued by us (this form is required by the Building Department before a Building Permit is issued), complete building plans must be submitted to the Fire Department. We will complete the required Fire Flow Survey and plan review based upon these plans.

The Project Report indicates the proposed building will be 5,000 square feet and 20' high. The Uniform Fire Code requires that warehouse storage areas greater than 2,500 square feet and over 12' high be provided with a complete automatic sprinkler system **or** a fire detection system with smoke and heat removal. Contact the Fire Department for more information on these requirements.

FILE #SPR-95-75 / REVIEW COMMENTS / PAGE 2 OF 2

CITY UTILITY ENGINEER

04/26/95 **Bill Cheney** <u> 244-1590</u>

Water:

Ute Water.

Sewer:

Repayment to sewer fund is required if connection is made into line in Industrial

Blvd.

CITY DEVELOPMENT ENGINEER

04/26/95

Jody Kliska

<u>244-1591</u>

Transportation Capacity Payment = \$1,220.00 Drainage Fees = \$420.00

COMMUNITY DEVELOPMENT ENGINEER

04/27/95

Kathy Portner

244-1446

Landscaped area required is 100 X 5 X .75 = 375 sq. ft.; 380 is proposed.

The tree to be provided must be at least 6' tall if an evergreen and 1 1/2" caliper measured 1' above ground level if deciduous. Please indicate on the plan the type and size of tree to be planted.

Of the required 375 sq. ft. of landscaped area, 150 sq. ft must be in shrubs. Please indicate the type and spacing of shrubs to be provided.

The landscaped area must be defined with raised curbing or railroad ties (or a similar method).

A drainage fee and transportation capacity payment as calculated by the Development Engineer will be required.