



# SUBMITTAL CHECKLIST

fee paid  
rec'd # 2258  
\$ 100.00

## SITE PLAN REVIEW

Location: 2455 Industrial Blvd

Project Name: Wilson Millinery

ITEMS		DISTRIBUTION																TOTAL REQD.					
DESCRIPTION	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.	Investigation District	Drainage District (A.S. Drury)	Water District	Sewer District	U.S. West	Public Service		GVRP	CDOT	Corps of Engineers	Walker Field	
● Application Fee \$100.00	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																
○ 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	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											
○ 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 <i>in section</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.

# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 2455 Industrial Blvd

Project Name: Meng Millworks

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 G.S. Drainage	Water District	Sewer District	U.S. West	Public Service		GVPP	CDOT	Corps of Engineers	Walker Field	
● Application Fee \$100.00	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																
○ 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	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 on Site 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	

6

- 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

VIKING MILLWORKS

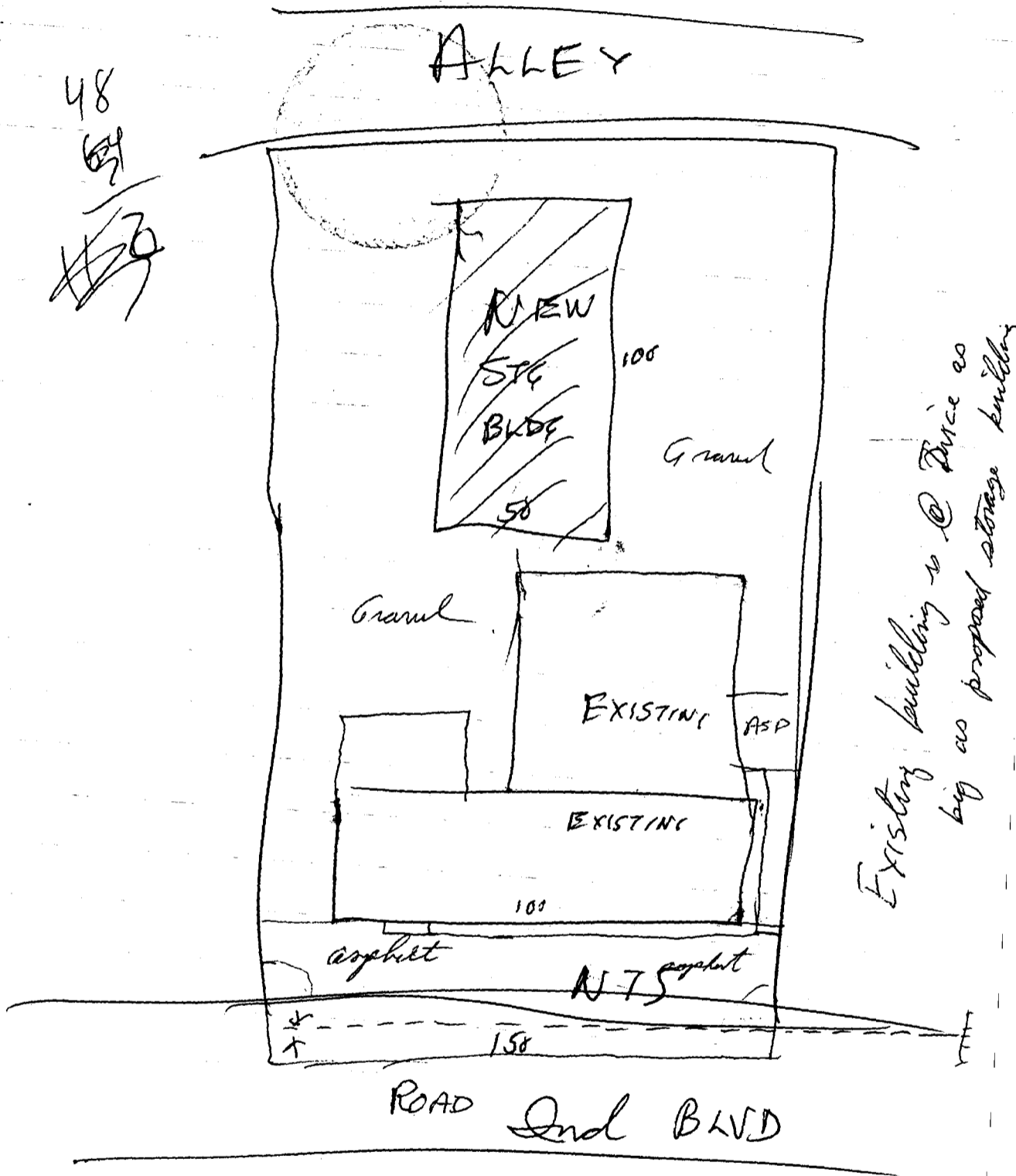
2455 INDUSTRIAL BLVD

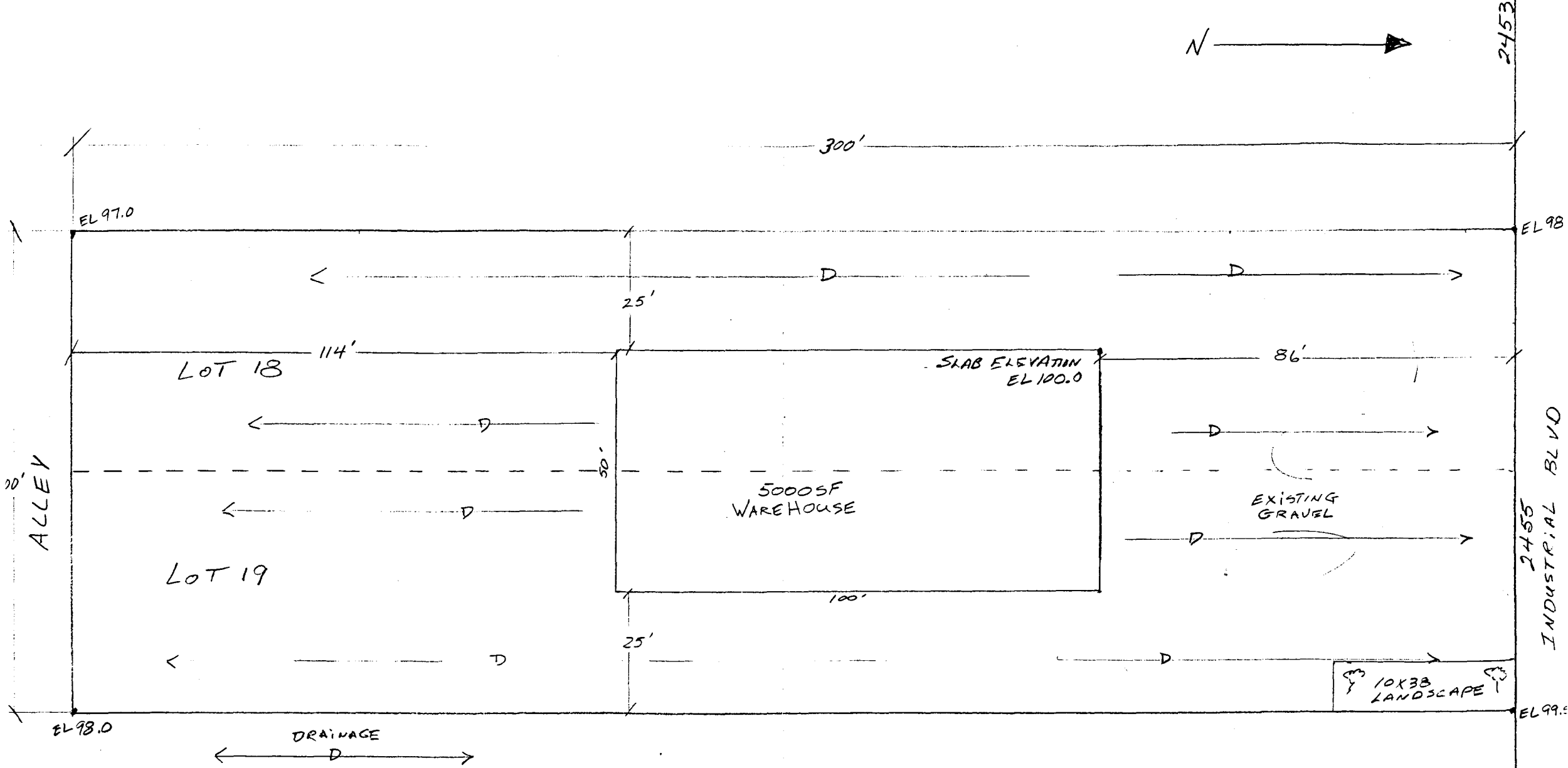
TO WHOM IT MAY CONCERN:

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.

112  
64  
8

48  
~~64~~  
~~3~~





SCALE 1" = 20'

SITE PLAN  
DRAINAGE PLAN



**VIKING MILLWORKS**  
2457 Industrial Blvd.  
Grand Junction, CO 81505  
(970) 245-3809

2457

# 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 ALL 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.



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

**04/26/95**  
**244-1590**

---

Water: Ute Water.

Sewer: Repayment to sewer fund is required if connection is made into line in Industrial Blvd.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**04/26/95**  
**244-1591**

---

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

**COMMUNITY DEVELOPMENT ENGINEER**  
**Kathy Portner**

**04/27/95**  
**244-1446**

---

Landscaped area required is  $100 \times 5 \times .75 = 375$  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.