

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 714 Arrowest Road

Project Name: FORD CONSTRUCTION OFFICE

ITEMS		DISTRIBUTION																									
Date Received	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 - GTDD	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field	Perrigo WWT	Mesa County Health	State Environ. Health	City Sanitation	School Dist #51	TOTAL REQ'D.
DESCRIPTION																											
● Application Fee \$100 + 15/acre + PN fees	VII-1	1																									
● Submittal Checklist *	VII-3	1																									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	1	1	1	9
● Planning Clearance *	VII-3	1																									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	1	1	1	9
● Evidence of Title	VII-2	1		1			1																				2
○ Deeds	VII-1	1		1			1																				
○ Easements	VII-2	1	1	1	1		1																				
○ Avigation Easement	VII-1	1		1			1																				
○ ROW	VII-2	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	1	1	1	9
● Elevation Drawing	IX-13	1	1																								2
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	11
○ 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	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										
○ 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 Rerpot	X-10,11	1	1																								
○ Traffic Impact Study	X-15	1	2																		1						

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



FORD CONSTRUCTION COMPANY, INC.

May 16, 1995

Mesa County Planning
750 Main St.
Grand Junction, CO 81502

Re: General Project Report for proposed project:
Ford Construction Company Inc. Office Building
714 Arrowest Road
Grand Junction, CO 81505

The subject property is located at 714 Arrowest Road, Grand Junction, CO. The total lot size is 1.0 acres.

This new 5,750 square foot office/storage facility will be a very complimentary business addition to our community. The Arrowest Commercial subdivision is well established with similar small businesses. We believe this construction to fit in well with the surrounding properties.

This facility will house two independent construction companies. There will be no employees working on a regular basis in the storage area of this facility by either contractor.

We will provide a large amount of landscaping with trees and shrubs planted along the 164-foot lot frontage for road side beautification. A large landscaped area will be planed against the building frontage.

We will require no special or unusual demand on utilities for this facility.

Site soils are decomposed micaceous shale of ancient sedimentary deposit. The impact of the project on the site geology will be that of simple sheet drainage to the street for the Northwest of the lot and drainage of the Southeast of the lot directly to the Appleton drainage ditch through a new culvert. A drainage impact fee will be paid for the off-site water discharge above historic rates.

Tenants of this facility will have (2) noninternally illuminated signs similar to the elevation on sheet A-3 of the submitted drawings. A sign permit will be obtained prior to the fabrication and installation of these signs.

Formerly Kelco General Contractors

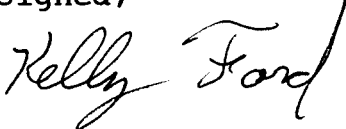
P.O. Box 55065 • Grand Junction, CO 81505 • (970) 245-9343 • FAX: (970) 245-5090

Mesa County Planning Department
May 16, 1995
Page 2

The development schedule is proposed to start as soon as possible with completion scheduled for early fall.

Thank you for your attention in the matters concerning this property.

Signed;

A handwritten signature in cursive script that reads "Kelly Ford". The signature is written in dark ink and is positioned above the typed name.

Kelly Ford
President

kf/jr

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-94

TITLE HEADING: Site Plan Review - Ford
Construction Office

LOCATION: 714 Arrowest

PETITIONER: Ford Construction

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 55065
Grand Junction, CO 81505
245-4943

PETITIONER'S REPRESENTATIVE: Kelly Ford

STAFF REPRESENTATIVE: Mike Pelletier

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 UTILITY ENGINEER 5/23/95
Trent Prall 244-1507

SEWER - CITY.

1. Please show location of water and sewer taps.
2. Contact Utility Billing (244-1580) to verify fees for connection to sewer. Please provide information on number of employees, square footage, and usage of building as a percentage of square footage. For example 35% office / 65% warehouse.

CITY FIRE DEPARTMENT 5/24/95
Hank Masterson 244-1414

1. Fire Department access is adequate as shown.
2. A fire flow survey is required. Submit complete building plans to the Fire Department for this purpose and for our general plan review. A flow test of area hydrants is required. Contact the Fire Department to schedule a time for this test.
3. The results of the fire flow survey and hydrant flow test will determine if additional hydrants are needed.

CITY DEVELOPMENT ENGINEER 5/26/95
Jody Kliska 244-1591

1. Drainage Fee = \$3,260.23
2. Transportation Capacity Payment = \$1,403.00

CITY ATTORNEY
Dan Wilson

5/26/95
244-1505

No comment.

U.S. WEST
Max Ward

5/25/95
244-4721

New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer, prior to ordering or placing of said facilities. For more information, please call 244-4721.

GRAND JUNCTION DRAINAGE DISTRICT

5/30/95

John Ballagh *called 6/6/95 satisfied w/ changes*

242-4343

1. The plans do not identify the site by legal description. The documents only refer to an address. The proposed new building is identified as Phase 1. The drainage plan seems all right for Phase 1. There is insufficient information to determine if the proposal is adequate for any additional phase(s).
2. The developer will have to provide the material for the spill pipe in the southeast corner of the lot. PVC pipe is not acceptable. Minimum cover as designated will dictate use of CMP.
3. The existing fence along the Appleton Drain right-of-way should not be moved to the southeast.

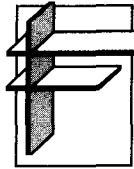
CITY COMMUNITY DEVELOPMENT
Mike Pelletier

5/31/95
244-1437

See attached comments.

TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM THE FOLLOWING AGENCIES

Mesa County Building Department
Public Service Company
Ute Water



FORD CONSTRUCTION COMPANY, INC.

REVIEW COMMENTS RESPONSE

June 2, 1995

Mike Pelletier
City of Grand Junction
Community Development
250 N. 5th Street
Grand Junction, CO 81501

FILE: #SPR-95-94

TITLE HEADING: Site Plan Review -
Ford Construction Office

LOCATION: 714 Arrowest

PETITIONER: Ford Construction

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 55065
Grand Junction, CO 81505
245-9343

PETITIONER'S REPRESENTATIVE: Kelly Ford

STAFF REPRESENTATIVE: Mike Pelletier

Mr. Pelletier:

The following is our response to the Review Comments for the Ford Construction Office referenced above.

CITY UTILITY ENGINEER
Trent Prall *Sent G/S* 244-1507

1. Please see revised drawing for location of water and sewer taps.
2. Please see the revised Site Plan for information requested.

CITY FIRE DEPARTMENT
Hank Masterson 244-1414

2. A complete set of Building Plans are being submitted to the Fire Department for fire flow and review.

Formerly Kelco General Contractors

P.O. Box 55065 • Grand Junction, CO 81505 • (970) 245-9343 FAX: (970) 245-5090

Review Comments Response
June 2, 1995
Page 2

CITY DEVELOPMENT ENGINEER
Jody Kliska

244-1591

1. All fees are understood and will be paid at the issuance of planning clearance.

U.S. WEST
Max Ward

244-4721

1. Contact with U.S. West has been established and the service to the site is being designed and priced.

GRAND JUNCTION DRAINAGE DISTRICT
John Ballagh

Sent 6/5

242-4343

1. The plans now show a complete legal description indicating the County and State. The proposed new building was identified as Phase I. This was a drafting error for which I apologize. We have no plans for additional phasing at this time.
2. The drawings have been changed to indicate the use of a corrugated metal pipe and the nomenclature of the CMP pipe has been amended to be titled "spill pipe."
3. The existing fence along the Appleton Drain right-of-way has been clearly noted that it should not be moved and is to remain where it currently is.

PUBLIC SERVICE COMPANY

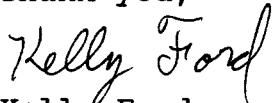
1. Public Service Company will be supplying the natural gas requirements for this project. However, the electrical utility with jurisdiction for this development is Grand Valley Rural Power. They are currently designing and pricing the improvements for this development and they see no problem at this time.

STAFF COMMENTS

1. We have clarified the planting intention on the Landscape Plan by indicating with a corresponding alphabetical designation beside each plant. We do have plans for four trees as street trees. In addition, we have two trees directly in front of the building. We have indicated the use of bark ground cover on the landscape mounds and along the entire building frontage. We request to retain the use of that portion of gray lava rock as it does not deteriorate nearly as rapidly as the bark ground cover.
2. The size of the plantings has been indicated on the drawings.
3. The placement of the vacuum breaker along with pressured underground irrigation system notes have been detailed on the drawing.
5. Fence type and heights have been indicated on the drawings.
6. Sign dimensions have been indicated on the front elevation drawing on Sheet A3, enclosed.

I appreciate your time and attention in this matter. If you have any questions or I can be of further assistance, please feel free to contact me at any time.

Thank you,



Kelly Ford
President

kf/jr

STAFF REVIEW

FILE: SPR-95-94
DATE: May 19, 1995
STAFF: Mike Pelletier
REQUEST: Site Plan Review - Office/Storage Building
LOCATION: 714 Arrowest Road
ZONING: I-1

STAFF COMMENTS:

1. While the landscaping looks good overall, Section 5-4-15H of the Code requires street trees every 40' along the frontage. Since there is 164' of frontage, 3 street trees are required. While Section 5-4-15A requires one tree per 500 sq.ft. (I calculated 1,752 sq.ft. of landscaped area on the site plan) this requirement is met with the planting of 3 street trees. However, the two trees currently shown on the plan would likely improve aesthetics and offer shading benefits and are thus encouraged to remain. Also, we encourage you to use vegetative or bark ground cover instead of grey lava rock in landscaping areas.
2. Indicate what will be the size of landscaping at the time of planting. The Code requires 1-1/2" caliper deciduous trees (measured one foot above ground level), six foot tall evergreen trees, and five gallon size shrubs.
3. Indicate on the plan that all landscaping will be irrigated by a pressurized, underground irrigation system, as the code requires.
4. The number of parking spaces meet the requirement for the proposed use.
5. Clarify the type and height of new fencing.
6. Sign dimensions should be identified on the plan. However, a sign permit will need to be obtained by a licensed sign contractor before sign installation.

REVISED PLANS ARE REQUIRED. PLEASE SUBMIT FOUR (4) COPIES OF REVISED, STAMPED PLANS WITH YOUR RESPONSE TO COMMENTS.

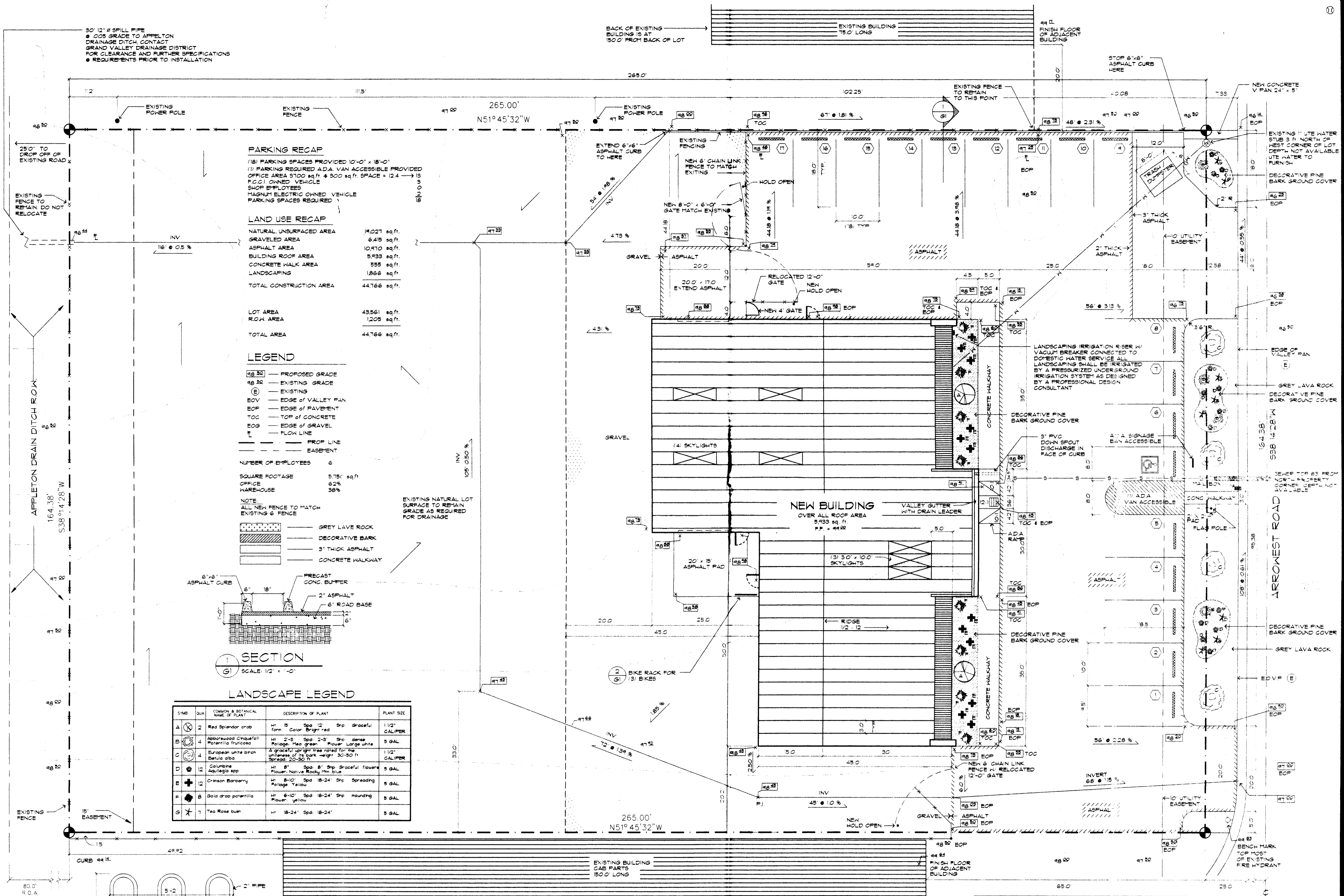
PLEASE TAKE NOTE OF THE FOLLOWING:

1. ALL SIGNS TO BE ERECTED ON THE SITE WILL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION OF THE SIGN.

2. SITE IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ANY MODIFICATIONS MUST BE APPROVED, IN WRITING AND/OR WITH REVISED PLANS, BY THE COMMUNITY DEVELOPMENT DEPARTMENT. FAILURE TO INSTALL SITE IMPROVEMENTS AS PER THE APPROVED PLANS MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. SITE IMPROVEMENTS (E.G. LANDSCAPING, SIDEWALK, ETC) NOT COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY MUST BE GUARANTEED.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

REVISIONS	BY
2 JUNE 95	
DRAWN MILES WATSON	
CHECKED	
DATE 13 MAY 95	
FILE NUMBER 94691	
JOB NUMBER	



PARKING RECAP
 (18) PARKING SPACES PROVIDED 10'-0" x 18'-0"
 (1) PARKING REQUIRED ADA VAN ACCESSIBLE PROVIDED
 OFFICE AREA 9100 sq.ft. + 300 sq.ft. SPACE = 12.4 → 13
 F.O.C.I. OWNED VEHICLE
 SHOP EMPLOYEES
 MAGNAT ELECTRIC OWNED VEHICLE
 PARKING SPACES REQUIRED

LAND USE RECAP

NATURAL UNSURFACED AREA	19,027 sq.ft.
GRAVELED AREA	6,415 sq.ft.
ASPHALT AREA	10,910 sq.ft.
BUILDING ROOF AREA	5,933 sq.ft.
CONCRETE WALK AREA	555 sq.ft.
LANDSCAPING	1,866 sq.ft.
TOTAL CONSTRUCTION AREA	44,766 sq.ft.

LOT AREA	43,561 sq.ft.
R.O.W. AREA	1,205 sq.ft.
TOTAL AREA	44,766 sq.ft.

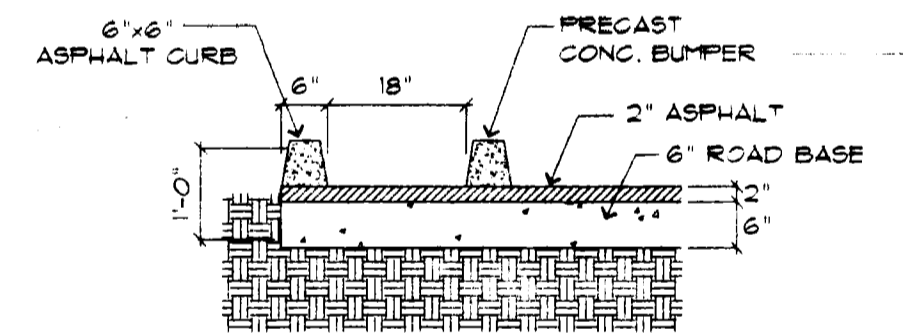
LEGEND

- 96.30 — PROPOSED GRADE
- 96.32 — EXISTING GRADE
- (E) — EXISTING
- EOV — EDGE OF VALLEY PAN
- EOP — EDGE OF PAVEMENT
- TOC — TOP OF CONCRETE
- EOG — EDGE OF GRAVEL
- FL — FLOW LINE
- PROP LINE
- EASEMENT

NUMBER OF EMPLOYEES: 6
 SQUARE FOOTAGE: 5,750 sq.ft.
 OFFICE: 62%
 WAREHOUSE: 38%

NOTE: ALL NEW FENCE TO MATCH EXISTING 6' FENCE

- GREY LAVE ROCK
- DECORATIVE BARK
- 3" THICK ASPHALT
- CONCRETE WALKWAY



SECTION G1

SCALE: 1/2" = 1'-0"

LANDSCAPE LEGEND

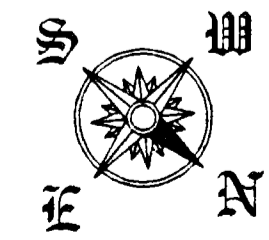
SYMB	QTY	COMMON & BOTANICAL NAME OF PLANT	DESCRIPTION OF PLANT	PLANT SIZE
A	2	Red splendor crab	Ht. 15' Spd. 12' Stp. Graceful Form Color Bright red	1 1/2" CALIPER
B	4	Aspenwood Chaucerii Potential fruticosa	Ht. 2-5' Spd. 2-3' Stp. dense Foliage Red green Flower Large white	5 GAL
C	4	European white birch Betula alba	A graceful upright tree noted for the whiteness of its bark - height 30-50 ft. Spread 30-50 ft.	1 1/2" CALIPER
D	12	Columbe Aquilegia spp	Ht. 8' Spd. 8' Stp. graceful flowers Flower Native Rocky mtn blue	5 GAL
E	12	Crimson Barberrry	Ht. 8-10' Spd. 18-24' Stp. Spreading Foliage Yellow	5 GAL
F	8	Gold drop potentilla	Ht. 6-10' Spd. 18-24' Stp. mounding Flower yellow	5 GAL
G	7	Tea Rose bush	Ht. 18-24' Spd. 18-24'	5 GAL



BIKE RACK
SCALE: 1/2" = 1'-0"

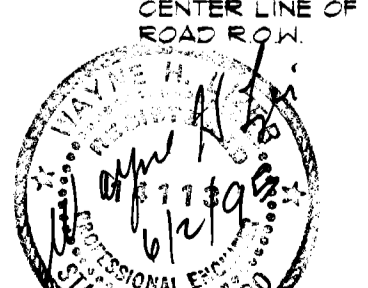
SITE PLAN

SCALE: 10" = 1'-0"

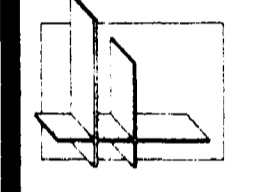


LOT 11 IN BLOCK 1 OF
 ARROWEST COMMERCIAL SUBDIVISION,
 MESA COUNTY, COLORADO
 FORD CONSTRUCTION INC. OFFICE BUILDING
 714 ARROWEST ROAD

SITE PLAN & DRAINAGE PLAN ONLY.
 THIS DOCUMENT DOES NOT CERTIFY
 LANDSCAPING OR PROPERTY SURVEY.
 WAYNE LIZER
 MESA CO. 6/2/95



FORD CONSTRUCTION COMPANY, INC.



6-12-95

FORD CONSTRUCTION INC.
 714 ARROWEST ROAD
 GRAND JUNCTION, COLORADO

SHEET

G-1

PAGE OF

Formerly Kelco General Contractors
 P.O. Box 55065 * Grand Junction, CO. 81505
 Phone (303) 243-9343 * Fax (303) 245-5090