



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 2481 Commerce Blvd. Project Name: Add 28' x 32' warehouse

ITEMS		DISTRIBUTION																				TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input type="checkbox"/> County Bldg. Dept.	<input type="checkbox"/> Irrigation District	<input checked="" type="checkbox"/> Drainage District <i>DS</i>	<input checked="" type="checkbox"/> Water District <i>WDC</i>	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field		<input type="checkbox"/> Persigo WWT	<input type="checkbox"/> Mesa County Health	<input type="checkbox"/> State Environ. Health	<input type="checkbox"/> City Sanitation	<input type="checkbox"/> School Dist #51		
● 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	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	1	1	1	1	1	
● Evidence of Title	VII-2	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-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 (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	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																										
● 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	1	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	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																	
○ Phase I and II Environmental Rerpot	X-10,1	1	1																										
○ Traffic Impact Study	X-15	1	2																										

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

C-2

North Street 2481 Commerce Blvd

25'

Parking

Parking

Exit  
OFFICE  
Building

Parking

Existing  
Shop

7'

48'

28'

Parking

Proposed

addition

32'

7'

18'

Exit. Storage

Original  
Design  
Floor  
Plan

SPR-95-98

MSFORD BROTHERS MECHANICAL INC  
2481 COMMERCE BLVD  
GRAND JUNCTION, CO 81505

242-5790

2-pm - Dickson  
PROPOSED LINE  
West

Front

# REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-98

TITLE HEADING: Site Plan Review - 28' x 32'  
Warehouse Addition

LOCATION: 2481 Commerce Blvd.

PETITIONER: Lunsford Brothers Mechanical

PETITIONER'S ADDRESS/TELEPHONE: 2481 Commerce Blvd.  
Grand Junction, CO 81505  
242-5790

PETITIONER'S REPRESENTATIVE: J. D. Lunsford

STAFF REPRESENTATIVE: Mike Pelletier

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**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.**

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**CITY FIRE DEPARTMENT 6/2/95**  
**Hank Masterson 244-1414**

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Existing hydrant locations and Fire Department access are adequate for this proposal.

**GRAND JUNCTION DRAINAGE DISTRICT 6/6/95**  
**John Ballagh 242-4343**

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The nearest GJDD facility is the subsurface drain on the west side of 25 Road. The subject property does not abut the tiled drain or the easement.

**MESA COUNTY BUILDING DEPARTMENT 6/1/95**  
**Bob Lee 244-1656**

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896 sq. ft. - West wall of storage building must be one-hour fire resistive due to location to property line. No other comments.

**CITY DEVELOPMENT ENGINEER 6/13/95**  
**Jody Kliska 244-1591**

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1. No TCP - the building is for storage of materials already on site.
2. No Drainage Fee - the additional roof area increase is minimal due to existing sheds.

**CITY UTILITY ENGINEER 6/13/95**  
**Trent Prall 244-1590**

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No comment.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Mike Pelletier**

**6/14/95**  
**244-1447**

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1. No landscaping is required because the addition does not affect the streetscape which was built before the current landscaping standards became effective.
2. If changes are made to the existing fencing, a permit is required by the Development Code (see 5-1-5-B).
3. Show on the plan where the existing shelter (lean-to) will remain and how vehicle circulation will function.

**UTE WATER**  
**Ralph W. Ohm**

**6/13/95**  
**242-7491**

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1. There is a new 8-inch water main located on the north side of Commerce Boulevard. Any additional fire protection requirements may require check valves and leak detection meter installation. Coordinate fire protection with Grand Junction Fire Department and Ute Water.
2. Ute Water policies and fees if effect at the time of application will apply.

**TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM:**  
City Attorney

## STAFF REVIEW

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FILE: SPR-95-98  
DATE: June 9, 1995  
STAFF: Mike Pelletier  
REQUEST: Site Plan Review - Warehouse Addition  
LOCATION: 2481 Commerce Blvd.  
ZONING: C-2

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### STAFF COMMENTS:

1. No landscaping is required because the addition does not affect the streetscape which was built before the current landscaping standards became effective.
2. If changes are made to the existing fencing, a permit is required by the Development Code (see 5-1-5-B).
3. Show on the plan where the existing shelter (lean-to) will remain and how vehicle circulation will function.

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

A handwritten signature in black ink, appearing to be 'MP', located in the lower-left quadrant of the page.

**GENERAL PROJECT REPORT**

We are adding a 32X28' building to our back lot to be used as a storage warehouse.

SPR-95-98

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## **LANDSCAPE PLAN**

Property Address: 2481 Commerce Boulevard  
Warehouse Building Addition

No landscaping is planned; building will be placed on a concrete pad,  
with gravel on the ground surrounding the building.

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*SPR-95-98*