



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 2686 Hwy 50

Project Name: Five-Value Hardware

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	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	● CDOT	○ Corps of Engineers	○ Walker Field	○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51	TOTAL REQ'D.	
Receipt # _____		○ 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	○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51		
File # <u>SPR-95-107</u>																												
DESCRIPTION																												
● Application Fee	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	
● Planning Clearance *	VII-3	1																										
● <del>XXXXXX</del> 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	
● 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	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	
○ 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	
○ 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	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 Rerpot	X-10,1	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.

# DRAWING STANDARDS CHECKLIST

## SITE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA	
SECTION VIII	A	Scale: 1" = 20', 30', 40', or 50'		
	B	Sheet size: 24" x 36"		
	C	Primary features consist only of proposed facilities except those related to drainage		
	D	Notation: All non-construction text, and also construction notation for all primary features		
	E	Line weights of existing and proposed (secondary and primary) features per City standards		
	F	Location: All primary facilities are fully located horizontally (See Comment 1)		
	I	Orientation and north arrow		
	J	Stamped and sealed drawings by registered professional competent in the work		
	K	Title block with names, titles, preparation and revision dates		
	L	Reference to City Standard Drawings and Specifications		
	M	Legend of symbols used		
	N	List of abbreviations used		
	P	Multiple sheets provided with overall graphical key and match lines		
	R	Neatness and legibility		

ITEM	FEATURES	OK	NA
1	Site boundary, and adjacent property lines, land use, and zoning		
2	Total site acreage and proposed land use breakdown		
3	All existing and proposed easements, streets, and ROWs		
4	Identify utility vendors to the site		
5	Identify existing and proposed utilities, including fire hydrants, meters, and service taps		
6	Show existing and proposed drainage inlets, pipes, channels, and manholes		
7	Top and toe of slopes for retention/detention basins or other embankments		
8	Traffic ingress, egress, traffic flow patterns, and traffic control features		
9	All paving and concrete walks, pads, ramps, wheel chocks		
10	Building footprint, roof line, exterior doorways, and <u>roof drain location</u>		
11	Parking areas, striping, stalls, lighting		
12	Areas to receive gravel		
13	Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes		
14	Miscellaneous structures, fences, walls		
15	Other non-landscaping surface facilities		
16	Do not show existing or proposed contours		
17	For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, ROW width, and the monument or section line.		
18	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and show truck turning radii on the plan to show adequacy of entry/exit and on-site design.		
19	Identify trash dumpster type, anticipated pick-up time, and accessibility		
20	Space for signature approval by City Engineering with date and title		
21	Space for signature of County Clerk and Recorder (when required)		

### COMMENTS

1. All angle, curvature, tangency, grade break and change, and other primary features must be fully located horizontally. However, these may be identified on the Grading and Drainage Plan, or may be put on a separate "Staking Plan"
2. If the scale is 1" = 10' or 20', instead of preparing a separate Landscaping Plan, that information may be provided hereon if it will not be too cluttered and confusing. Also, add space for signature approval by Community Development with date and title.

# REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-107

TITLE HEADING: Site Plan Review - True Value  
Hardware

LOCATION: 2686 Highway 50

PETITIONER: Robert Fredrick

PETITIONER'S ADDRESS/TELEPHONE: 2686 Highway 50  
Grand Junction, CO 81503  
241-1617

PETITIONER'S REPRESENTATIVE: Norm Friend

STAFF REPRESENTATIVE: Michael Drollinger

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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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**GRAND JUNCTION FIRE DEPARTMENT**

**6/12/95**

**Hank Masterson**

**244-1414**

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1. The Fire Department has no problem with this site plan.
2. For A Building Permit Clearance from the Fire Department, a fire flow survey is required - submit complete building plans for this purpose and for our plan review.
3. Also, submit fire sprinkler plans, calculations and specifications to the Fire Department for the addition to the existing fire sprinkler system.

**MESA COUNTY BUILDING DEPARTMENT**

**6/14/95**

**Bob Lee**

**244-1656**

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No comments. We have performed a plan review.

**CITY UTILITY ENGINEER**

**6/16/95**

**Trent Prall**

**244-1590**

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**SEWER - CITY**

Contact Utility Billing (244-1580) to verify potential change in sewer fees. A building permit will not be issued until the planning clearance is complete which includes Utility Billing sign off. Please provide information on number of employees, square footage, and usage of addition as a percentage of square footage. For example 15% office / 15% warehouse / 70% retail.

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

**6/15/95**  
**244-1591**

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1. Parking - is the parking shown on the drawing representative of existing striping?
2. Transportation Capacity Payment - \$2,400.37 (\$512.90/1000 s.f. of new building).

**CITY ATTORNEY**  
**Dan Wilson**

**6/19/95**  
**244-1505**

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No comment.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Michael Drollinger**

**6/20/95**  
**244-1439**

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See attached comments.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

Colorado Department of Transportation

STAFF REVIEW

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FILE: SPR- 95-107  
DATE: June 14, 1995  
STAFF: Michael Drollinger  
REQUEST: Site Plan Review  
LOCATION: 2686 Highway 50  
ZONING: HO

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STAFF COMMENTS:

1. Site plan not as per SSID checklist - see attached for deficiencies

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

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**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.

May 31, 1995

City of Grand Junction  
Community Development Department

General Project Report  
Robert D. Frederick  
dba Orchard Mesa True Value Hardware

The site is located at 2686 Highway 50, fronting on Highway 50 to the south and on B 3/4 Road to the north. The site contains 1.650 acres. The proposed use is additional retail sales area to existing building.

Public benefit is more shopping and display area.

Compliance, compatibility and impact:

1. Project is in compliance with zoning and development codes existing.
2. Land use in surrounding area is commercial, retail sales, banking, food and medical.
3. Access to site is from Highway 50, B 3/4 Road and adjacent shopping center. All access areas are paved and traffic pattern will not change.
4. All utilities are on site. Building is sprinkled for fire protection.
5. No increased demand on existing utilities will be realized.
6. There could conceivably be a slight increase in traffic. Other public facilities should not be effected.
7. The entire site is Hb-Hinman clay Loam.
  
8. There are no geological hazards on the site.
9. Hours of operation are 8:00am to 6:00pm daily.
10. No additional signage is planned at this time.

Development schedule is planned to be completed by June 1, 1995.

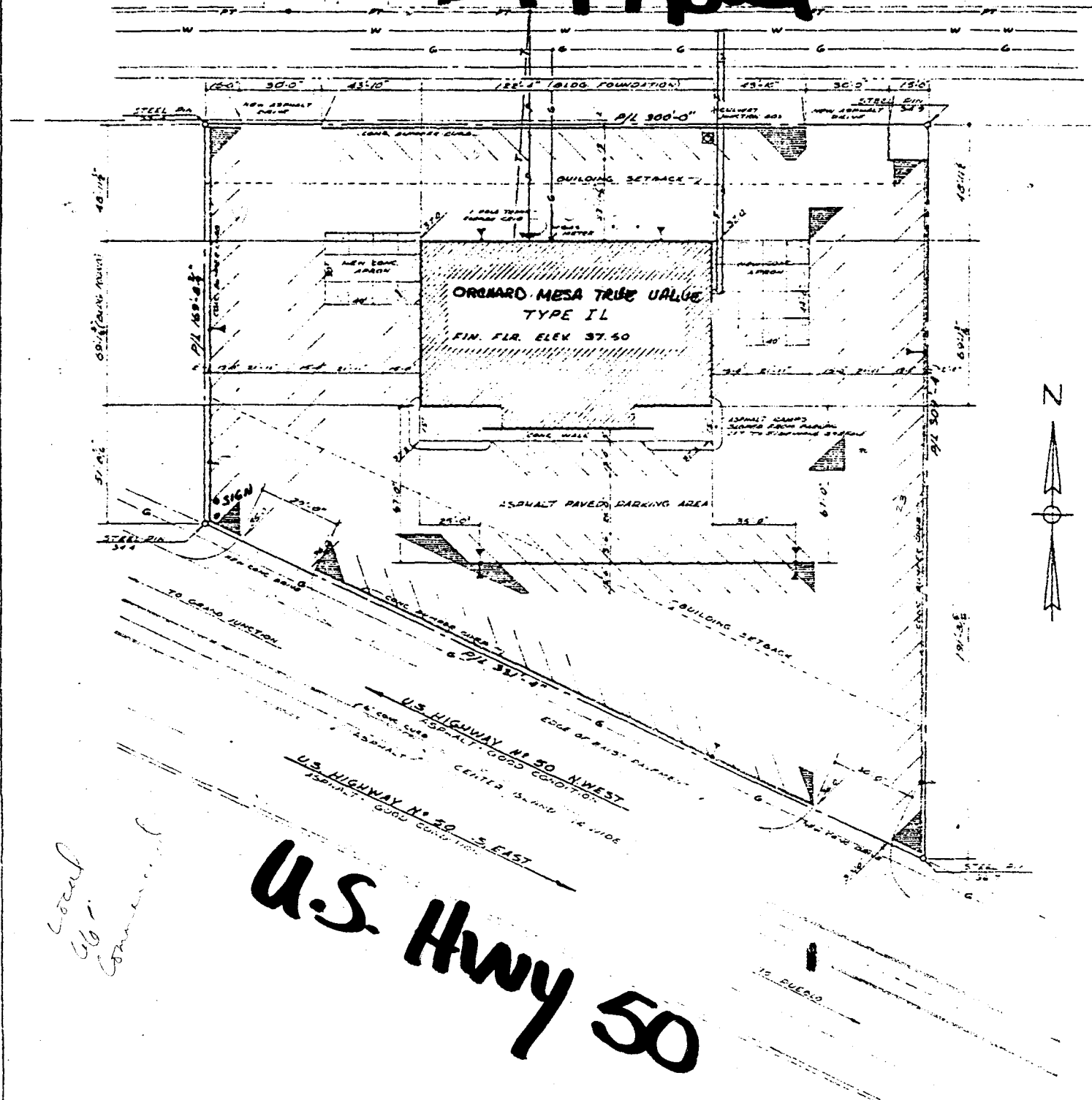
Respectfully submitted,



Wayne H. Lizer P.E., P.L.S.

# B374 Road

SPR-95-107



**U.S. Hwy 50**

OFFICE COPY

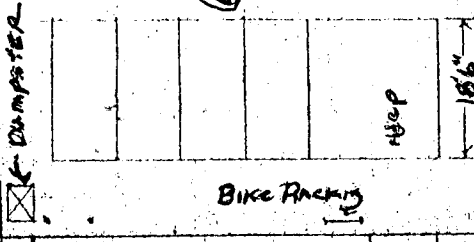
#39-83

	AREA IN SQ. FEET	TOTAL PARKING CARS	LEGEND		HISTORY RECORD PLOT PLAN	ITEM NO. 603
BUILDING	9077		PROPERTY LINE	TELEPHONE LINE	2686 U.S. HIGHWAY NO 50 GRAND JUNCTION, COLORADO	ITEM NO. 10
PARKING LOT	57007		SPOT ELEVATION	CURE		
LEACHING PCD	5773	SALES ROOM	LUMINAIRE	WATER LINE		
DEVELD LAND	7.653	STOCK ROOM	GUARD POST			
		LOBBY	GAS LINE			



50 ST

10



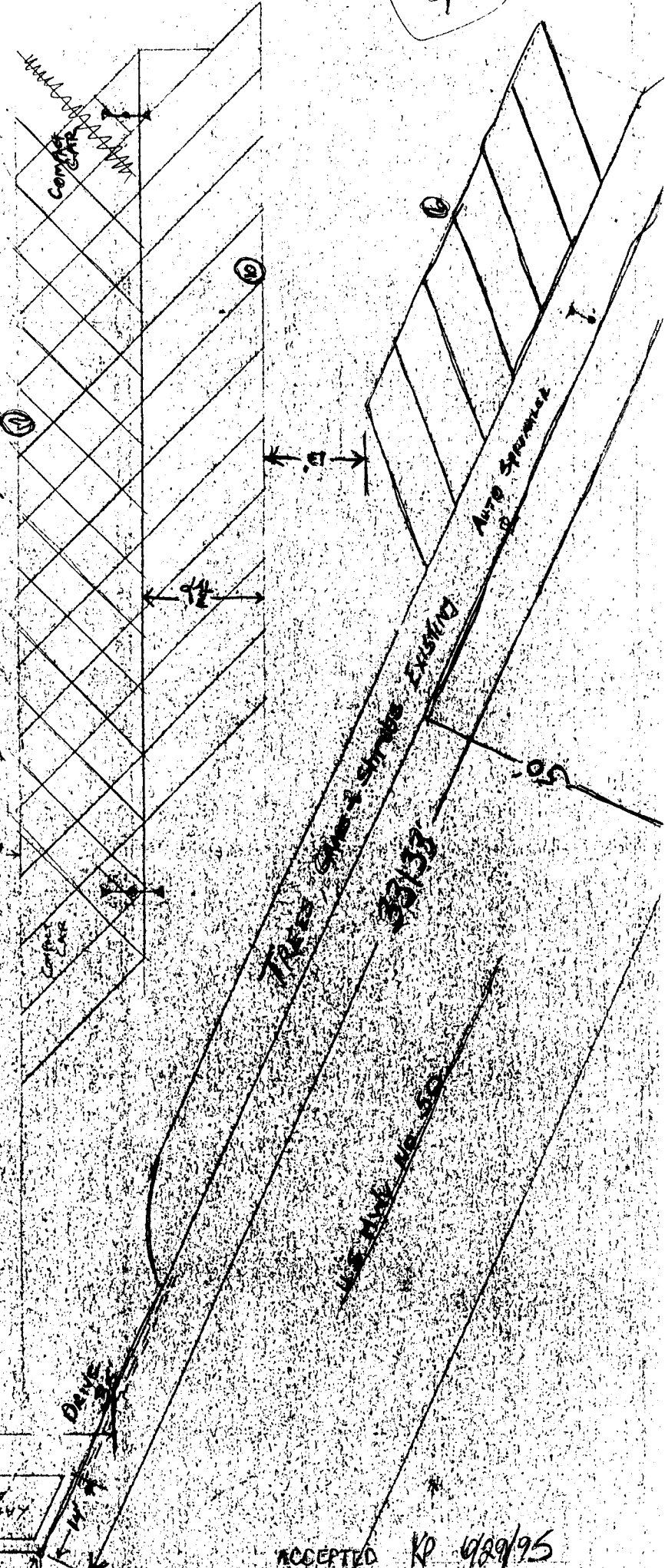
EXISTING  
SALES AREA 6784  
FLOOR ELEVATION 3747

ADDITION  
1006 SQ. FEET AREA 7620  
FLOOR ELEV. 3747

EXISTING ASPHALT

15675

EXISTING ASPHALT PARKING LOT



ACCEPTED KP 0229/95  
ANY CHANGES TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND NOT THE ENGINEER'S RESPONSIBILITY. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS AND SPECIFICATIONS.

*Parking to be striped  
as shown in field*