# **Table of Contents**

File Date		SPR-1995-170 9/30/99												
n.	-													
P r	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There												
e	a	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been												
S	n	induded.												
E.	n e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a												
t	quick guide for the contents of each file.													
		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	*Submittal checklist												
		*General project report												
-	}	Reduced copy of final plans or drawings												
X	X	Reduction of assessor's map												
	$\dashv$	Evidence of title, deeds												
		*Mailing list												
$\dashv$	$\neg$	Public notice cards												
	_	Record of certified mail												
		Legal description												
$\neg$		Appraisal of raw land												
		Reduction of any maps – final copy												
$\Box$	$\neg$	*Final reports for drainage and soils (geotechnical reports)												
	1	Other bound or nonbound reports												
		Traffic studies												
X	Individual review comments from agencies													
X	X	X *Consolidated review comments list												
		*Petitioner's response to comments												
		*Staff Reports												
_		*Planning Commission staff report and exhibits												
		*City Council staff report and exhibits												
		*Summary sheet of final conditions												
	Ì	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or												
	expiration date)													
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:												
X	X	Handwritten Notes - undated												
X	X	Deed of Trust												
X		Plot Plan Certificate of Occupancy - 3/6/96												
X	X	Planning Clearance - ** - 9/18/95												
X	X	Letter from Robert Turner to Dana Motors – 9/19/95												
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# S-BMITTAL CHECKLIS

# SITE PLAN REVIEW

Location: 2586 Hay. 10850 Project Name: Dana Mators Addtin.

ITEMS												D	IS1	۲R	IBI	<u>JT</u>	10	N					_						ال	
Date Received 9-21-95  Receipt #	SSID REFERENCE	City Community Development	◆ City Dev. Eng.	City Utility Eng	O City Property Agent	O City Parks/Recreation	City Attorney	O City Downtown Dev. Auth.	O County Planning	County Bldg. Dept.	O Irrigation District	O Drainage District	O Water District	O Sewer District	O U.S. West	O Public Service	Chor	O Corns of Engineers		O Persido WWT	O Mesa County Health	O State Environ. Health								# + TOTAL REQ'D.
● Application Fee — see sheat	VII-1	1			T	Т	T								T	Т	Т	T	Τ	Γ	Τ	Γ	Г	Γ	Г			T	Т	٦
Submittal Checklist *	VII-3	1		1	$\uparrow$	十	T	T		Г	П	П			7	$\forall$	T	T	T		T	T	T		1	П		十	十	7
Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	7	1	1	1	1	1 1	1	1	1	1	1			$\dashv$	十	
● Planning Clearance*	VII-3	1.	Н	┪	寸	$\top$	十	T	<u> </u>	一	$\vdash$	П	П		7	寸	T	†	T	T	T	T		$\vdash$	T			$\dashv$	+	
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	寸	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1 1	1	1	1	T			$\dashv$	十	7
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O improvements Agreement/Guarantee*	VII-2	1	1	1	十	+	+	1	十	+-	┢	$\vdash$	$\vdash$	H	7	$\dashv$	+	+	+	+	十	十	+	十	$\dagger$	╁		Н	+	
O CDOT Access Permit	VII-3	1	1		$\neg \uparrow$	$\top$	+	+	$\dagger$	+	十			$\vdash$	$\dashv$	7	十	+	+	$\dagger$	$\dagger$	十	$\dagger$	十	T	T	$\vdash$	H	$\dashv$	
O Industrial Pretreatment Sign-off	VII-4	1	$\vdash$	1	$\dashv$	十	+	+	十	十	$\vdash$		-	H	7	寸	十	$\dagger$	$\dagger$	$\dagger$	$\dagger$	十	$\dagger$	+	$\dagger$	$\dagger$	$\vdash$	Н	$\dashv$	
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O Storm Drainage Plan and Profile	IX-30	1	2	$\vdash$	H	+	$\dagger$	+	十	十	十	1	T	H	1	1	1	$\dashv$	+	$\dagger$	$\dagger$	十	+	$\dagger$	$\dagger$	+	十	H	$\sqcap$	$\neg$
O Water and Sewer Plan and Profile	1X-34	╂┐	2	1	H	+	1	+	十	†	T	十	1	1	1	1	7	$\dashv$	$\dagger$	+	+	十	+	$\dagger$	+	十	T	H	П	
O Roadway Plan and Profile	1X-28	1	2		H	$\Box$	$\dagger$	+	T	$\dagger$	$\dagger$	1	T	1	H	H	7	寸	+	+	$\top$	+	+	+	+	$\dagger$	T	$\Box$	H	-
O Road Cross-Sections	1X-27	1	2	1	H	$\vdash \uparrow$	$\forall$	$\dagger$	$\dagger$	t	十	T	T	+	H	H	7	+	+	$\dagger$	$\dagger$	$\dagger$	$\dagger$	+	十	+	T		$\sqcap$	$\neg$
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*Landscape Plan - may be combined	IX-20		2 1	1	H	H	$\dagger$	$\top$	$\dagger$	T	十	$\dagger$	+	+		H		+	+	十	十	十	$\dagger$	+	$\dagger$	十	$\dagger$	T	H	
O Geotechnical Report W Site Plan	X-8		1 7	十	Н	H	$\dashv$	$\dagger$	十	十	+	$\dagger$	$\dagger$	$\dagger$		H	$\dashv$	一	$\dashv$	+	+	十	+	+	+	+	十	十	H	
O Final Drainage Report	X-5,6		1 2	1	$\vdash$	H	+	+	+	$\dagger$	十	+	1	$\dagger$	<del> </del>			-	+	$\dagger$	+	十	+	$\dagger$	十	十	+	十	H	
O Stormwater Management Plan	X-14	1	1 2	1		H	+	+	$\dagger$	十	十	+	1	+	$\vdash$	T		$\dashv$	7	$\dashv$	+	十	+	+	$\dagger$	+	十	十	H	
O Phase I and II Environmental Rerpot	X-10,1	1	1 7	十	$\vdash$	H	$\dashv$	+	+	+	十	十	+	+	1	$\vdash$	H		$\dashv$	+	十	$\dagger$	+	十	+	+	$\dagger$	T	Н	
O Traffic Impact Study	X-15	1	1 2	2	$\vdash$	H	+	$\dagger$	+	+	十	+	$\dagger$	+	+-	$\vdash$	H	1	+	+	十	+	+	+	+	+	十	+	H	ļ
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NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

APRIL 1995

### **REVIEW COMMENTS**

Page 1 of 1

FILE #SPR-95-170

TITLE HEADING:

Site Plan Review - Office Addition

**LOCATION:** 

2586 Highway 6 & 50

**PETITIONER:** 

Dana Motors

PETITIONER'S ADDRESS/TELEPHONE:

2586 Highway 6 & 50

Grand Junction, CO 81505

243-6140

**PETITIONER'S REPRESENTATIVE:** 

Bob Turner, Alco Building Company

**STAFF REPRESENTATIVE:** 

Bill Nebeker

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 DEPARTMENT

9/27/95

**Bob Lee** 

244-1656

No comments. We have completed a plan review on this project and have relayed findings to Alco Building.

#### **GRAND JUNCTION FIRE DEPARTMENT**

10/2/95

**Hank Masterson** 

244-1414

- 1. The Fire Department has no problems with this proposal.
- 2. In order to receive a Building Permit Clearance Form, complete building plans must be submitted to the Fire Department for our review and approval.

## COMMUNITY DEVELOPMENT DEPARTMENT

10/6/95

Bill Nebeker

241-1447

- 1. Where is the existing office that is to be replaced?
- 2. There is no site landscaping. I strongly suggest the planting of some trees to reduce heat build-up in structures and parking areas, and for aesthetic purposes.

#### **CITY DEVELOPMENT ENGINEER**

10/5/95

<u>Iody Kliska</u>

244-1590

- 1. Transportation Capacity Payment \$400
- 2. No increase in drainage no fee.

## **CITY UTILITY ENGINEER**

10/6/95

Trent Prall

244-1591

No comment.

# DANA MORROR INC WHERE IS OFFICE BUS 6 TO BE RETURN ? REPUTEDS

1505.58 A 9.38

1514,96 = APPROX 1515 17 ADON

NO (NEWERCE IN EMPLOYERE

PARRICIALE = NO CHANGE NO NEW REGENERAS

(PARRICIO GENTE IN APRIEN TO 10% OF GRESS DISPUTE AROX)

AAA NO UNDSURING

5000 DO OF CONTINUED PUTE MARGERIA

SOUTH FREIDO BUBB, HOT IN SUMMOR, NO RECLIFE

