



# SUBMITTAL CHECKLIST

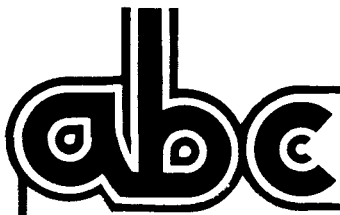
## SITE PLAN REVIEW

Location: 567 S 15<sup>th</sup> STREET

Project Name: HOLSUM BAKERS

ITEMS		DISTRIBUTION																									
Date Received _____ Receipt # _____ File # _____ 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	○ 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.
● Application Fee \$115	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																									
● 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
● 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																								
● <del>Landscaping Plan</del>	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.



# Alco Building Company, Inc.

To: City Community Development

Re: Holsum Bread  
567 South 15th Street  
Grand Junction, Colorado 81501

We are proposing to construct a truck service facility at the above address.

There will not be any increase in employees.

Sincerely,

Robert V. Turner, President  
Alco Building Company, Inc.

# REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-193

TITLE HEADING: Site Plan Review - Holsum Bakery  
Truck Wash & Repair

LOCATION: 567 S 15th Street

PETITIONER: Holsum Bakeries

PETITIONER'S ADDRESS/TELEPHONE: c/o Alco Building Company  
529 25 1/2 Road  
Grand Junction, CO 81505  
242-1423

PETITIONER'S REPRESENTATIVE: Joe Krabacher

STAFF REPRESENTATIVE: Bill Nebeker

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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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MESA COUNTY BUILDING DEPARTMENT

11/1/95

**Bob Lee**

**244-1656**

Addition must be separated from the existing building as required by the Building Code.

CITY FIRE DEPARTMENT

11/6/95

**Hank Masterson**

**244-1414**

The Fire Department has no problems with this proposal.

In order to receive a building permit clearance form, a complete set of building plans along with a complete set of plans, calculations and specifications for the extension of the fire sprinkler system must be submitted to the Fire Department for our review and approval.

CITY UTILITY ENGINEER

11/13/95

**Trent Prall**

**244-1590**

Please contact Dan Tonello with the Industrial Pretreatment Section (244-1489) at the Persigo Sewer Treatment Plant for specific requirements for a oil/water separator for the proposed truck wash.

COMMUNITY DEVELOPMENT DEPARTMENT

11/15/95

**Bill Nebeker**

**244-1447**

1. The entire area behind (south) the main building is not paved as shown on the site plan. Show the paving in front of garage doors that is proposed with this addition, up to the existing paving.
2. If proposed addition has garage door opening(s) on the west side, a paved driveway must be installed out to existing asphalt paved areas.

3. Will the blue carport behind the main building remain on site? If so, show its location.
4. Landscaping of some sort to match or complement landscaping along 15th Street to the south is highly recommended.

**CITY DEVELOPMENT ENGINEER**

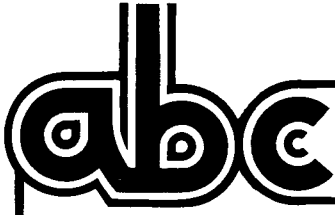
**11/15/95**

**Jody Kliska**

**244-1591**

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1. The submittal does not address how the truck wash will contain its runoff water both from the wash water and from stormwater runoff. There appears to be a drainage swale on site which runs off onto adjacent properties. City Code does not allow discharge above the historic rate onto private property without permission, such permission being in the form of a recorded easement.
2. City Code requires all parking and traffic circulation areas to be paved. The plan does not indicate how circulation is accomplished, but a site visit indicated the likely path on the west side of the building.
3. Transportation Capacity Payment is \$878.40.



# Alco Building Company, Inc.

Mr. Bill Nebeker  
Community Development  
City of Grand Junction

November 21, 1995

RE: Site Plan Review - Holsum Bakery  
File #SPR-95-193

The following is our response to the Review Comments on reference project:

**Mesa County Building Department**

Two sets of plans have been turned into the Building Department showing a 2 hour separation wall.

**City Fire Department**

One set of plans has been turned into the Fire Department showing a 2 hour separation wall.

**City Utility Engineer**

We contacted Dan Tonello about the three compartment oil/water separator and he indicated he would write a letter approving the system.

**Community Development Department**

All gravel and paved areas have been added to the plans. The blue building footprint has also been added to the plans.

**City Development Engineer**

We have the three compartment sand trap which will contain all runoff water from the wash area. The concrete slab will be sloped to a center drain. The plans have been changed to show the paved areas. The Transportation Capacity Payment will be paid.

If there are any issues that we have not addressed, please advise us.

Thank you for your assistance.

Sincerely,

Robert V. Turner, President  
Alco Building Company, Inc.



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

December 8, 1995

Robert V. Turner  
Alco Building Company, Inc.  
PO Box 996  
Grand Junction, CO 81502

Re: Holsum Bakery Truck Service Facility; SPR-95-193

Dear Bob:

One final correction to this site plan is needed. Please change paved area in front of doors on west side of the building to 30'. Make changes, submit at least 3 new copies of the site plan and the planning clearance will be ready. TCP is \$878.40.

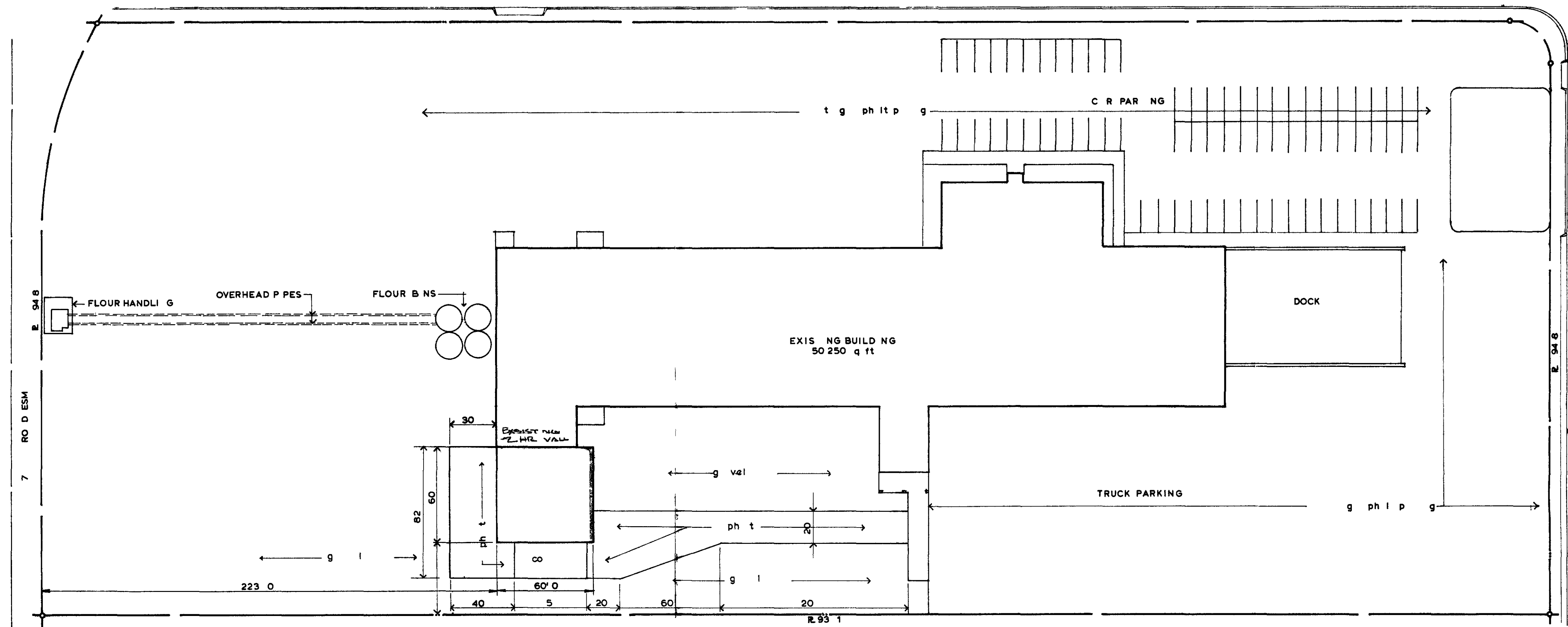
If you have any questions please call me at 244-1447.

Sincerely,

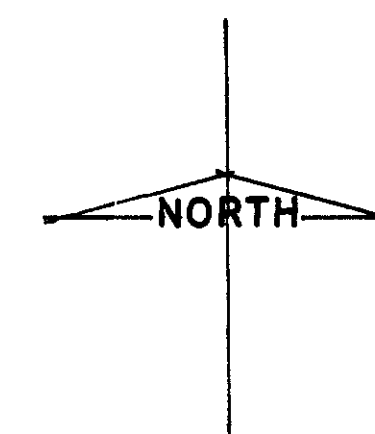
A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker  
Senior Planner

D ROAD

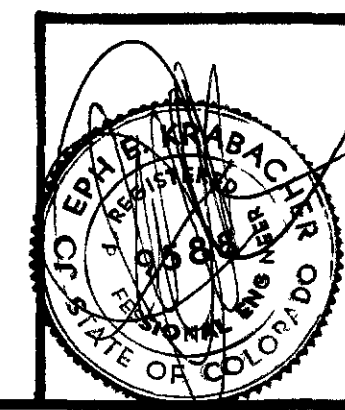


SITE PLAN 1" = 40' 0"




*Ben N...*

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
DEC 11 1920



DATE	12/15/20
DRAWN	J
CHECKED	C
REVISED	

**BUILDING ADDITION FOR  
HOLSUM BAKERS**  
567 SO 15TH  
GRAND JUNCTION COLORADO  
ALCO BUILDING CO. INC  
242 1423

SHEET  
  
OF 3