



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 748 HORIZON DRIVE

Project Name: ZARLINGO EXPANSION

ITEMS	DISTRIBUTION																		TOTAL REQ'D.									
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 - WIE	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		
Application Fee \$100	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																										
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	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
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
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	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.

# REVIEW COMMENTS

Page 1 of 1

FILE #SPR-95-229

TITLE HEADING: Site Plan Review - 420 s.f. Addition

LOCATION: 748 Horizon Drive

PETITIONER: Alco Building Company

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

PETITIONER'S REPRESENTATIVE: Bob Turner

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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MESA COUNTY BUILDING DEPARTMENT 12/29/95  
Bob Lee 244-1656

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S-3 occupancy / 3120 s.f. with addition. Type V M. East wall of addition must be one hour fire-resistive.

GRAND JUNCTION FIRE DEPARTMENT 1/3/96  
Hank Masterson 244-1414

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The Fire Department has no problems with this proposal.

UTE WATER 1/4/96  
Gary R. Mathews 242-7491

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No objections.

CITY DEVELOPMENT ENGINEER 1/5/96  
Jody Kliska 244-1591

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1. No drainage fee.
2. No Transportation Capacity Payment.

CITY UTILITY ENGINEER 1/5/96  
Trent Prall 244-1590

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No comment.

COMMUNITY DEVELOPMENT DEPARTMENT 1/5/96  
Michael Drollinger 244-1439

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See attached comments.

## STAFF REVIEW

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FILE: SPR-95-229  
DATE: January 5, 1996  
STAFF: Michael Drollinger  
REQUEST: Site Plan Review - Zarlingo's  
LOCATION: 748 Horizon Drive  
ZONING: HO

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### STAFF COMMENTS:

1. The proposed addition requires the removal of existing parking (at least two spaces). Please provide a breakdown of the use of space within the existing building so that a determination can be made of parking required for the facility.

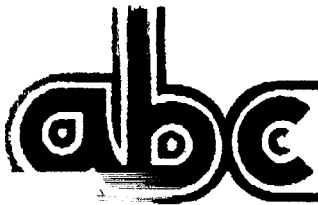
PLEASE SUBMIT FOUR (4) COPIES OF **STAMPED** PLANS WITH YOUR RESPONSE TO COMMENTS TO BE ISSUED WITH YOUR PLANNING CLEARANCE.

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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.



# Alco Building Company, Inc.

Mr. Michael Drollinger  
Community Development Department  
Grand Junction, Colorado

January 9, 1996

Reference: File #SPR-95-229  
748 Horizon Drive

Dear Michael:

In response to "Staff Comments" I've enclosed a copy of the original site plan submitted for the original construction. Please note that there were nine (9) parking spaces all located at the rear property line. In our new site plan we have eliminated two (2) spaces but we have added three (3) spaces at the front of the property.

The space of the existing building is used as follows.

- 360 SF for waiting room and office
- 2340 SF for auto repair

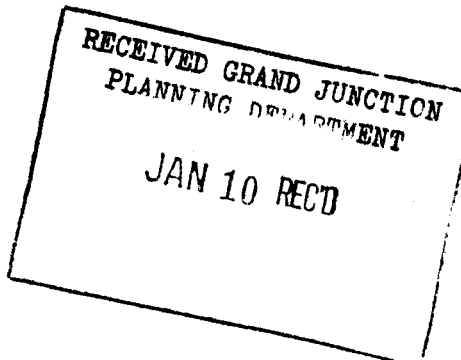
*.4 repair stalls*

The new addition will be used for storage.

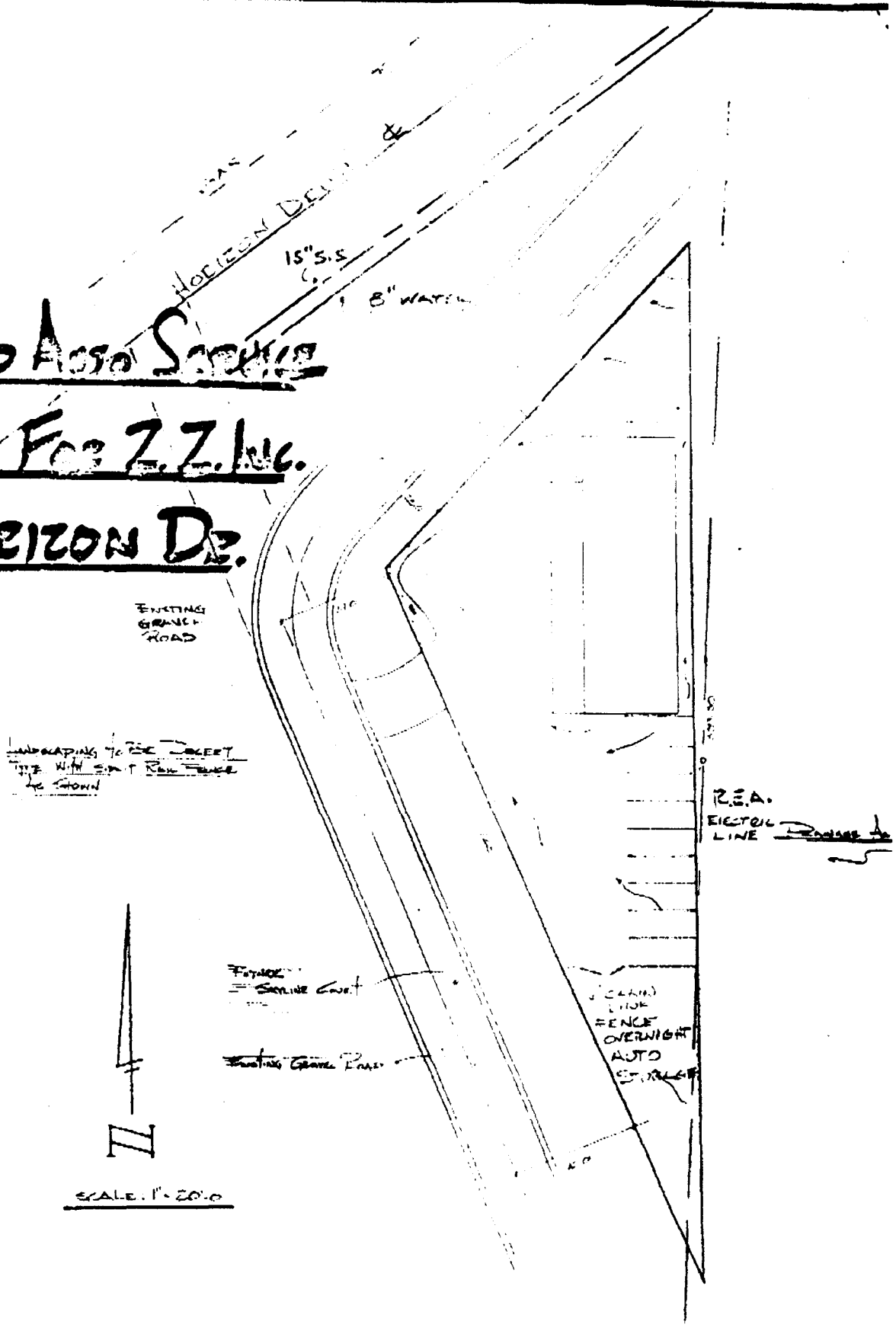
I hope this clarifies and addresses your request adequately and we can proceed with our permitting.

Sincerely,

*[Signature]*  
Robert V. Turner, President  
Alco Building Company, Inc.



Proposed Auto Service  
Center For 7,7, Inc.  
748 HORIZON DR.



LANDSCAPING TO THE SUBJECT  
 THE WITH 5 FT ROW FENCE  
 TO GROUND

EXISTING  
 GRAVEL  
 ROAD

PROPOSED  
 DRIVEWAY

EXISTING GRAVEL PASS

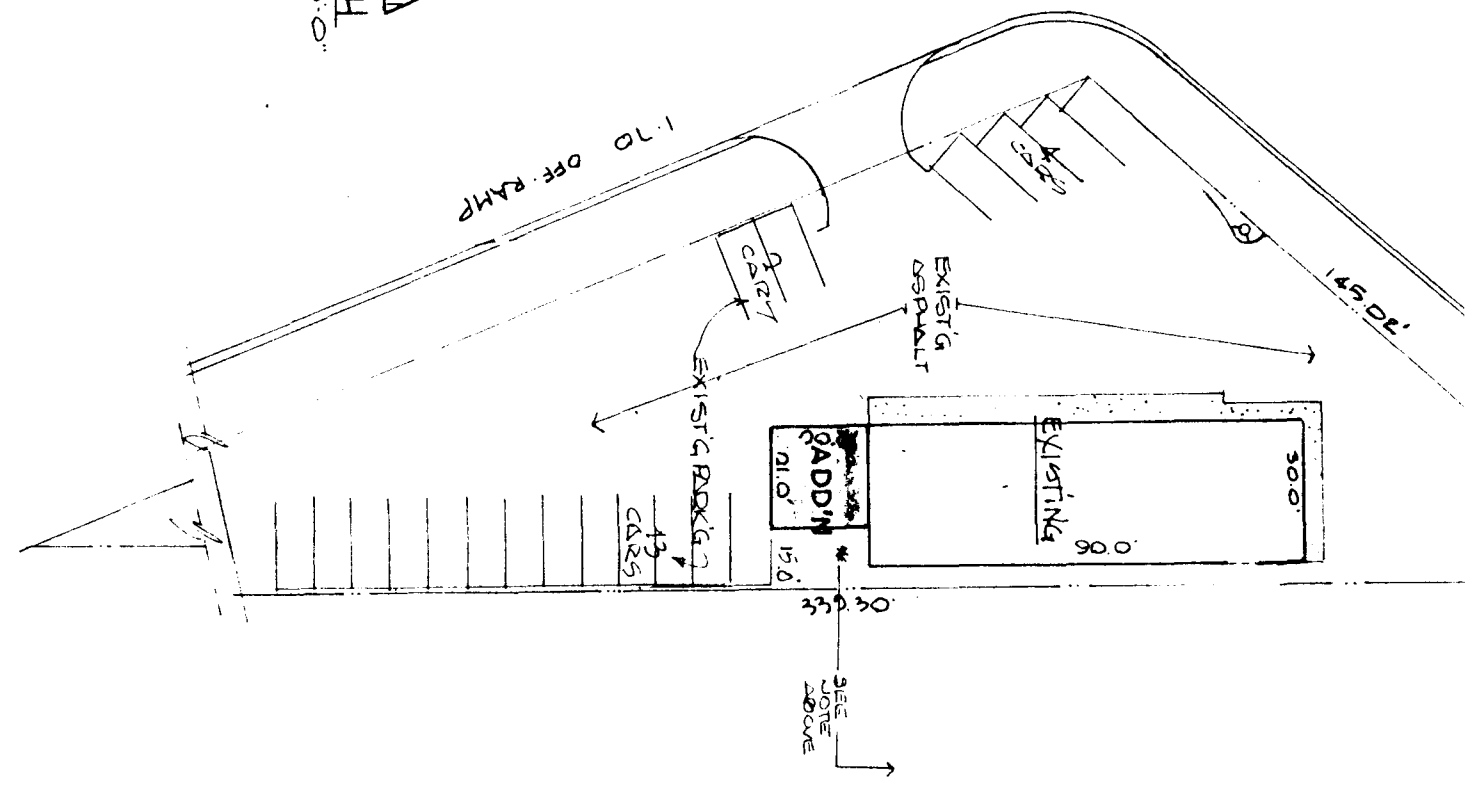
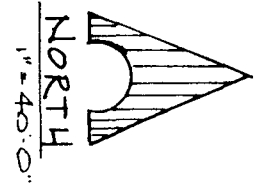
R.E.A.  
 ELECTRICAL  
 LINE

CLAMP  
 LINE  
 FENCE  
 OVERNIGHT  
 AUTO  
 STOP

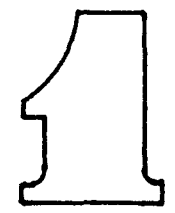


SCALE: 1" = 20'-0"

PLAN



S H E E T



OF 1

STORAGE R  
ZARLINGO'S AUTO SER  
748 HORIZON DRIVE  
ALCO BUILDING

DATE: 12/12/95

DRAWN: C

CHECKED: +

APPROVED:

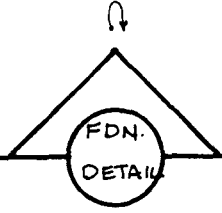
30'-0"

EXISTING BUILDING

CW 12-14 PM

210R PANELING, INSULATION,  
MATCH/PATCH NEW OPENING.

MATCH/PATCH NEW WALL  
TO EXISTING.



THIS WALL ONLY:

1 HR. N.B.F.U. RATED.  
metal studding 16" o.c.  
5/8" gyp. bd. dw ea. side  
mtl. siding exterior cover

DITION

TE SLAB ON GRADE

W 12-14 PM

COL

4" = 1'-0"

DRIVE

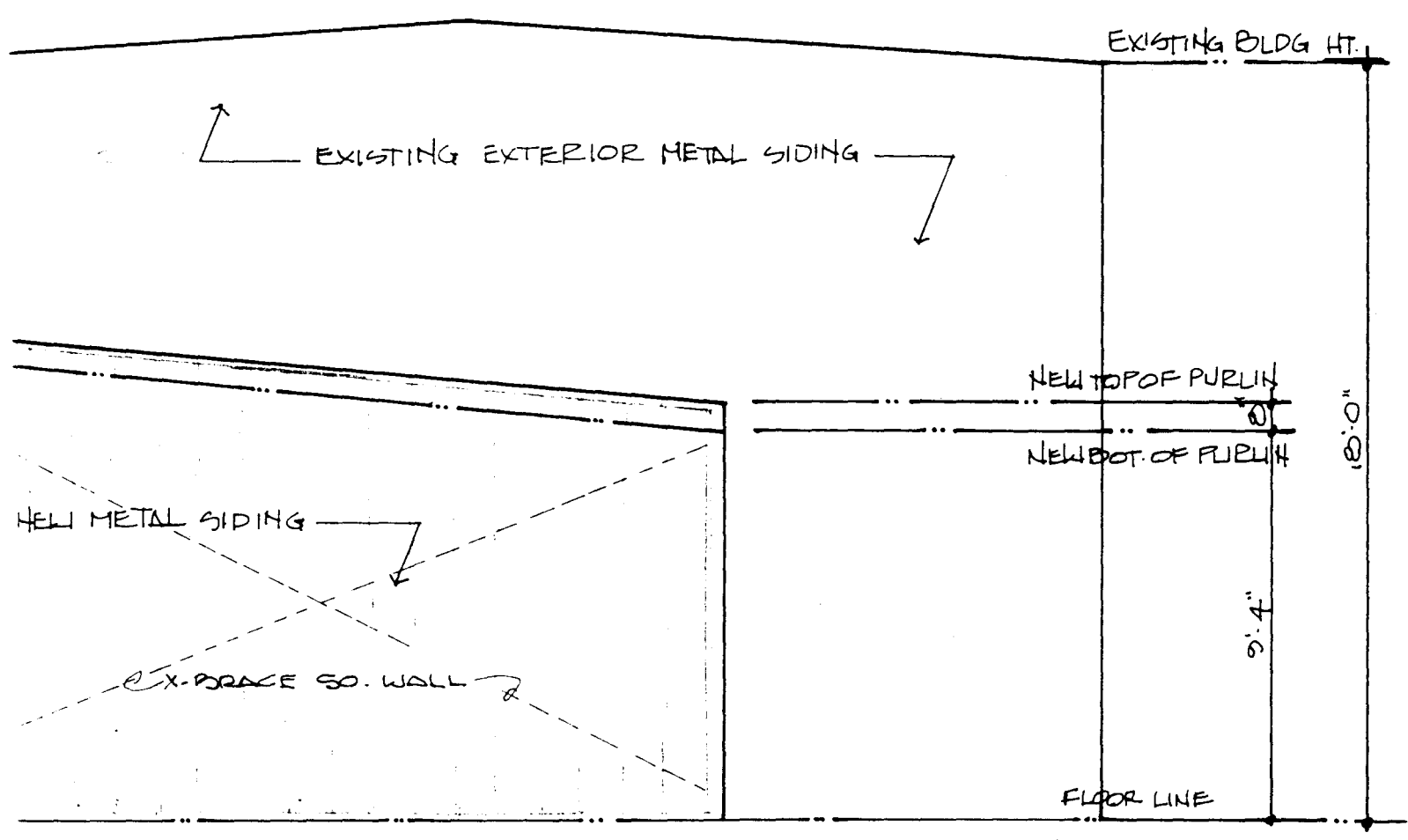
DM ADDITION

ICE CENTER 242-1691

GRAND JUNCTION, CO

COMPANY 242-1423





SOUTH ELEVATION 1/4" = 1'-0"

