

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 710 Arrowest Road

Project Name: Intermountain Lumber Co

ITEMS	DISTRIBUTION																										
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 - GDD	● Water District - Wte	○ 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 \$100 + \$15/acre + PW 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																									
● 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											
○ 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.

PRE-APPLICATION CONFERENCE

Date: May 10, 1995
Conference Attendance: K. Ford, M. Drollinger
Proposal: Bldg Expansion
Location: 710 Arrowst Road

Tax Parcel Number: 2701-314-01-019
Review Fee: \$100

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? No
Adjacent road improvements required? No
Area identified as a need in the Master Plan of Parks and Recreation? No
Parks and Open Space fees required? No Estimated Amount:
Recording fees required? No Estimated Amount:
Half street improvement fees/TCP required? TCP Estimated Amount:
Revocable Permit required? No
State Highway Access Permit required? No
On-site detention/retention or Drainage fee required? DRAINAGE FEE
Applicable Plans, Policies and Guidelines Devel. Code
Located in identified floodplain? FIRM panel # No
Located in other geohazard area? No
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? No
Avigation Easement required? No

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Signature(s) of Petitioner(s) X Signature(s) of Representative(s)

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-16

TITLE HEADING: Intermountain Lumber
Company Expansion

LOCATION: 710 Arrowest Road

PETITIONER: Intermountain Lumber Company

PETITIONER'S ADDRESS/TELEPHONE: 710 Arrowest Road
Grand Junction, CO 81505

PETITIONER'S REPRESENTATIVE: Ford Construction Company

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

MESA COUNTY BUILDING DEPARTMENT

1/31/96

Bob Lee

244-1656

Need to submit 2 sets of sealed plans for our plan review. Please allow 5-10 days for review period.

GRAND JUNCTION FIRE DEPARTMENT

1/31/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

PUBLIC SERVICE COMPANY

1/31/96

Tom Boughton

244-2675

ELECTRIC: This is Grand Valley Rural Power service territory.

GAS: No objection.

CITY DEVELOPMENT ENGINEER

2/6/96

Jody Kliska

244-1591

1. Drainage Fee - \$439.49
2. Transportation Capacity Payment - \$585.60

COMMUNITY DEVELOPMENT DEPARTMENT

2/6/96

Michael Drollinger

244-1439

See attached comments.

CITY UTILITY ENGINEER

2/8/96

Trent Prall

244-1590

WATER - UTE

SEWER - CITY

1. Please contact Utility Billing at 244-1580 for information regarding Sewer Plant Investment Fees. All applicable fees must be paid prior to issuance of a building permit.

UTE WATER DISTRICT

2/9/96

Gary R. Mathews

242-7491

No objections. Policies and fees in effect at the time of application will apply.

U.S. WEST

2/9/96

Max Ward

244-4721

Please call field engineer at 244-4721 for service.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

Grand Junction Drainage District

STAFF REVIEW

FILE: #SPR 96-016
DATE: February 6, 1996
STAFF: Michael Drollinger
REQUEST: Site Plan Review - Intermountain Lumber Company
LOCATION: 710 Arrowest Court
ZONING: I-1

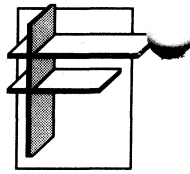
STAFF COMMENTS:

1. Please supply a breakdown of space (office/warehouse) and the number of employees dedicated to the warehouse space. Also, indicate the number of new employees, if any, as a result of the new expansion. This information is required in order to determine the adequacy of the parking provided.
-

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.



FORD CONSTRUCTION COMPANY, INC.

REVIEW COMMENTS RESPONSE

February 16, 1996

Michael Drollinger
City of Grand Junction
Community Development
250 N. 5th Street
Grand Junction, CO 81501

FILE: #SPR-96-16

TITLE HEADING: Intermountain Lumber
Company Expansion

LOCATION: 710 Arrowest Road

PETITIONER'S ADDRESS/TELEPHONE: 710 Arrowest Road
Grand Junction, CO 81505

PETITIONER'S REPRESENTATIVE: Ford Construction Co., Inc.

STAFF REPRESENTATIVE: Michael Drollinger

Mr. Drollinger:

The following is our response to the Review Comments for the Intermountain Lumber Company Expansion referenced above.

MESA COUNTY BUILDING DEPARTMENT

Bob Lee

244-1507

Three sets of sealed plans were submitted to the Building Department on Monday, February 12, 1996.

GRAND JUNCTION FIRE DEPARTMENT

Hank Masterson

244-1414

No response required.

Formerly Kelco General Contractors

714 Arrowest Rd., Ste. A • Grand Junction, CO 81505 • (970) 245-9343 • FAX: (970) 245-5090

Michael Drollinger
February 16, 1996
Page 2

PUBLIC SERVICE COMPANY
Tom Boughton

244-2675

No response required.

CITY DEVELOPMENT ENGINEER
Jody Kliska

244-1591

No response required.

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

244-1439

1. A sign permit will be obtained prior to any signs erected on the site.
2. All site improvements will be constructed in accordance with the approved plans. Any modifications will be approved, in writing and/or with revised plans, by the Community Development Department.
3. All site improvements not completed prior to issuance of a Certificate of Occupancy will be guaranteed.

CITY UTILITY ENGINEER
Trent Prall

244-1590

1. Contact with Mille Fowler at Utility Billing has been made.

UTE WATER DISTRICT
Gary R. Mathews

242-7491

No response required.

Michael Drollinger
February 16, 1996
Page 3

U.S. WEST
Max Ward

244-4721

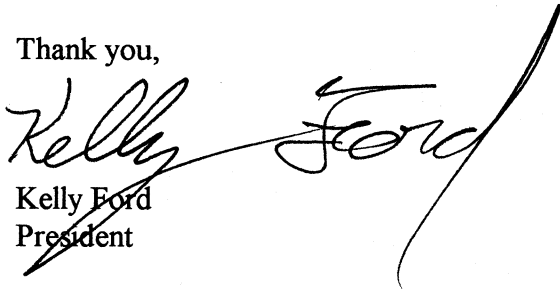
The field engineer has been contacted.

STAFF COMMENTS

Breakdown of new space is 0% office and 100% warehouse, adding 7,800 s.f. of new space. 640 s.f. of existing warehouse will be remodeled to office space. The number of employees dedicated to the warehouse space is 0. There will be no new employees as a result of the expansion.

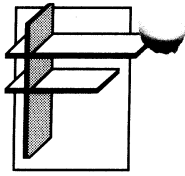
I appreciate your time and attention in this matter. If you have any questions or I can be of further assistance, please feel free to contact me at any time.

Thank you,

A handwritten signature in cursive script that reads "Kelly Ford". The signature is written in black ink and is positioned to the right of the typed name.

Kelly Ford
President

KF/jr



FORD CONSTRUCTION COMPANY, INC.

January 11, 1996

Community Development
250 North 5th Street
Grand Jct, CO 81501

Re: General Project Report for proposed project: Intermountain Lumber Co.
710 Arrowest Road, Grand Junction, CO 81505

The subject property is located at 710 Arrowest Road, Grand Junction, CO. The total lot size is 164' x 265'.

The project consists of a 2,400 square foot warehouse addition and 5,000 square foot truck canopy. The construction will be of the same materials as the current facility and will fit in well with the surrounding properties.

Although landscaping is not required, the Owner wishes to double the current area and upgrade the landscaping substantially.

We will require no special or unusual demand on utilities for this facility upgrade.

Site soils are decomposed micas shale or ancient sedimentary deposit. The impact of the project on the site geology will be that of simple sheet drainage to the street for the Northwest of the lot and drainage of the Southeast of the lot directly to the Appleton drainage ditch through an existing culvert. A drainage impact fee will be paid for the off-site water discharge above historic rates for this expansion area.

The development schedule is proposed to start as soon as possible with completion scheduled for early spring.

Thank you for your attention in the matters concerning this property.

Signed:

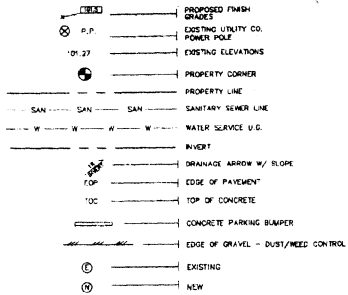
Kelly Ford
President

kf/jr

Formerly Kelco General Contractors

714 Arrowest Rd., Ste. A • Grand Junction, CO 81505 • (970) 245-9343 • FAX: (970) 245-5090

LEGEND

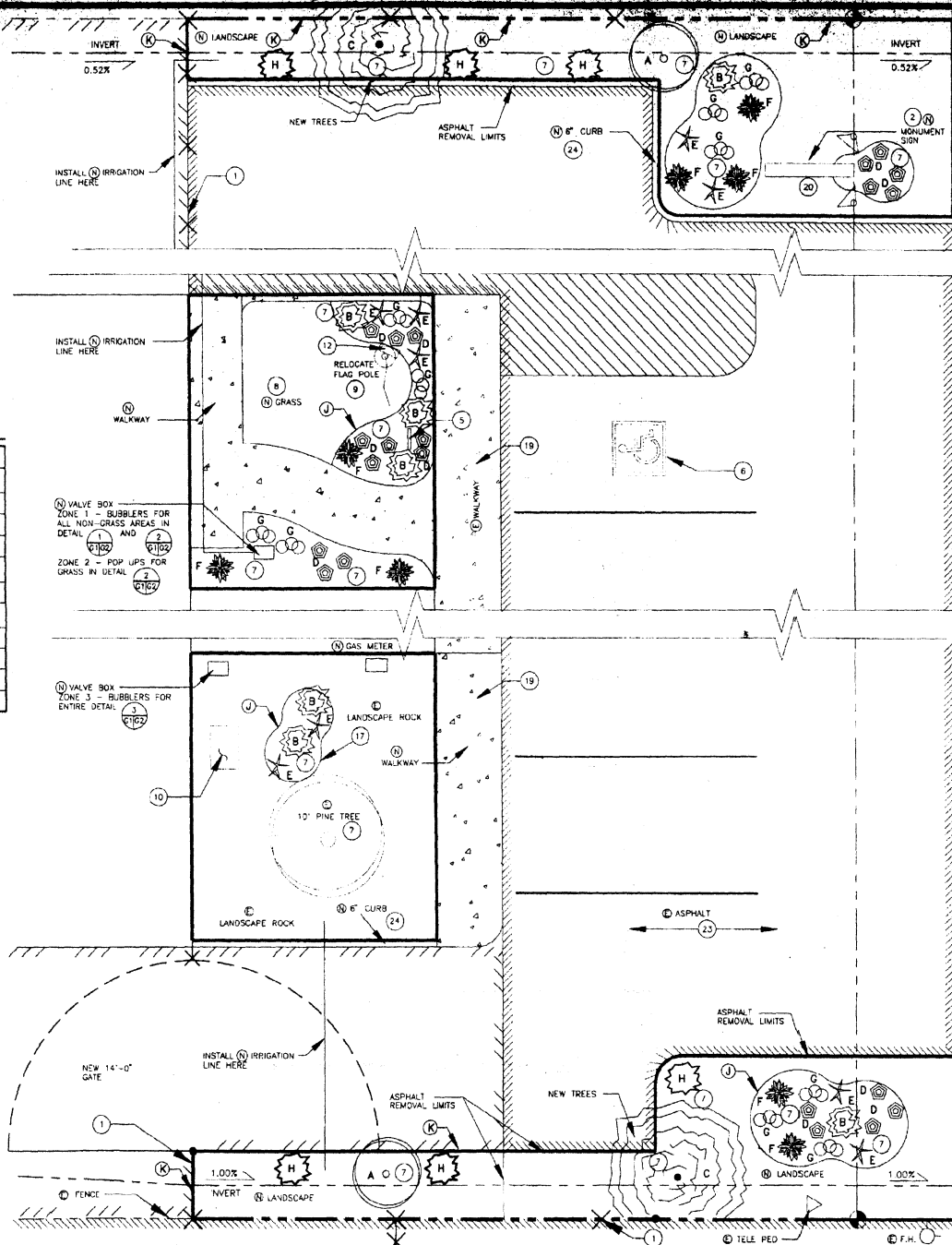


LANDSCAPE LEGEND

SYM	QTY	COMMON & BOTANICAL NAME OF PLANT	DESCRIPTION OF PLANT	PLANT SIZE
A	2	Pine tree	Ht. 15' Spd. 12' to match existing pine tree	1 1/2" CALIPER
B	4	Aboretwood (Cinquefoil) Foliage: lime green Flower: Large white	Ht. 2'-3' Spd. 2'-3' Spd. dense	5 GAL.
C	4	European white birch Belted oak	A graceful upright tree noted for the white-veining of the bark. Height: 30-50 ft. Spreads 20'-30'	1 1/2" CALIPER
D	12	Columbine Mourning poppy	Ht. 6" Spd. 6" Spd. Graceful flowers Flower: White Rocky soil. Blue	5 GAL.
E	2	Common Berberry	Ht. 8-10' Spd. 18-24" Spd. Spreading Foliage: Yellow	5 GAL.
F	8	Gold drop potentilla	Ht. 8-10' Spd. 18-24" Spd. mounding Flower: yellow	5 GAL.
G	7	Ornamental Grasses	Ht. 12-18" Spd. 8-12" Spd. clumps	1 GAL.
H	8	Blue Carpet Juniper	Ht. 4-8" Spd. 8-8" Spd. spreading Silver blue foliage - center evergreen	5 GAL.
I		2 1/2' minus river cobble		
J		landscape bark w/ 4" 20 ga galv. metal edging perimeter		
K		4" 20 ga galv. metal edging perimeter		

CONSTRUCTION NOTES

- 6" 0" - 4" HIGH CHAIN LINK SECURITY FENCE AT PERIMETER AND GATES AS SHOWN.
- MONUMENT SIGN, TO BE PROVIDED BY OWNER.
- 1' 0" x 20' 0" UNIVERSAL PARKING SPACE (VAN ACCESSIBLE) WITH 5'-0" WALKWAY.
- HANDICAP SIGN, MOUNT 60" ABOVE GRADE ON 2" DIAMETER POST SET IN CONCRETE.
- 5" x 5" SQUARE HANDICAP SYMBOL, PAINT WHITE ON BLUE BACKGROUND, 4" BLUE STRIPE AT PERIMETER AND 12" WIDE ALTERNATING BLUE AND WHITE STRIPES AT WALKWAY.
- BUBBLER IRRIGATION SYSTEM.
- PDP-UP IRRIGATION SYSTEM IN GRASS AREA.
- RELOCATE E. 20' HIGH FLAG POLE.
- CONCRETE MECHANICAL PAD, VERIFY SIZE.
- ELECTRICAL METER LOCATION.
- PROVIDE PHOTO CELL CONTROLLED UPLIGHTING MOUNTED ON FLAG POLE (500 WATT HALOGEN).
- STERILIZED GRAVEL WITH APPLIED DUST CONTROL TREATMENT.
- 2'-0" x 8'-0" SKYLIGHT PANELS.
- 10'-0" LONG OPERABLE RIDGE VENTILATORS.
- LANDSCAPING TO SCREEN MECHANICAL EQUIPMENT.
- PROVIDE BERING AND LANDSCAPING AS SHOWN.
- 5'-0" WIDE SIDEWALK WITH CURB, GUTTER, AND HANDICAP ACCESS.
- PROVIDE PHOTO-CELL CONTROLLED UPLIGHTING AT MONUMENT SIGN.
- PHOTO-CELL SECURITY LIGHTING, SURFACE MOUNTED ON BUILDING.
- ASPHALT PAVING.
- 6" 12" CONCRETE CURBING.
- GAS METER LOCATION.
- RIDGE VENTILATORS BY ASBC.



1 LANDSCAPE DETAIL
SCALE: 1/4" = 1'-0"

2 LANDSCAPE DETAIL
SCALE: 1/4" = 1'-0"

3 LANDSCAPE DETAIL
SCALE: 1/4" = 1'-0"

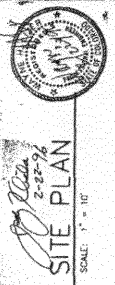
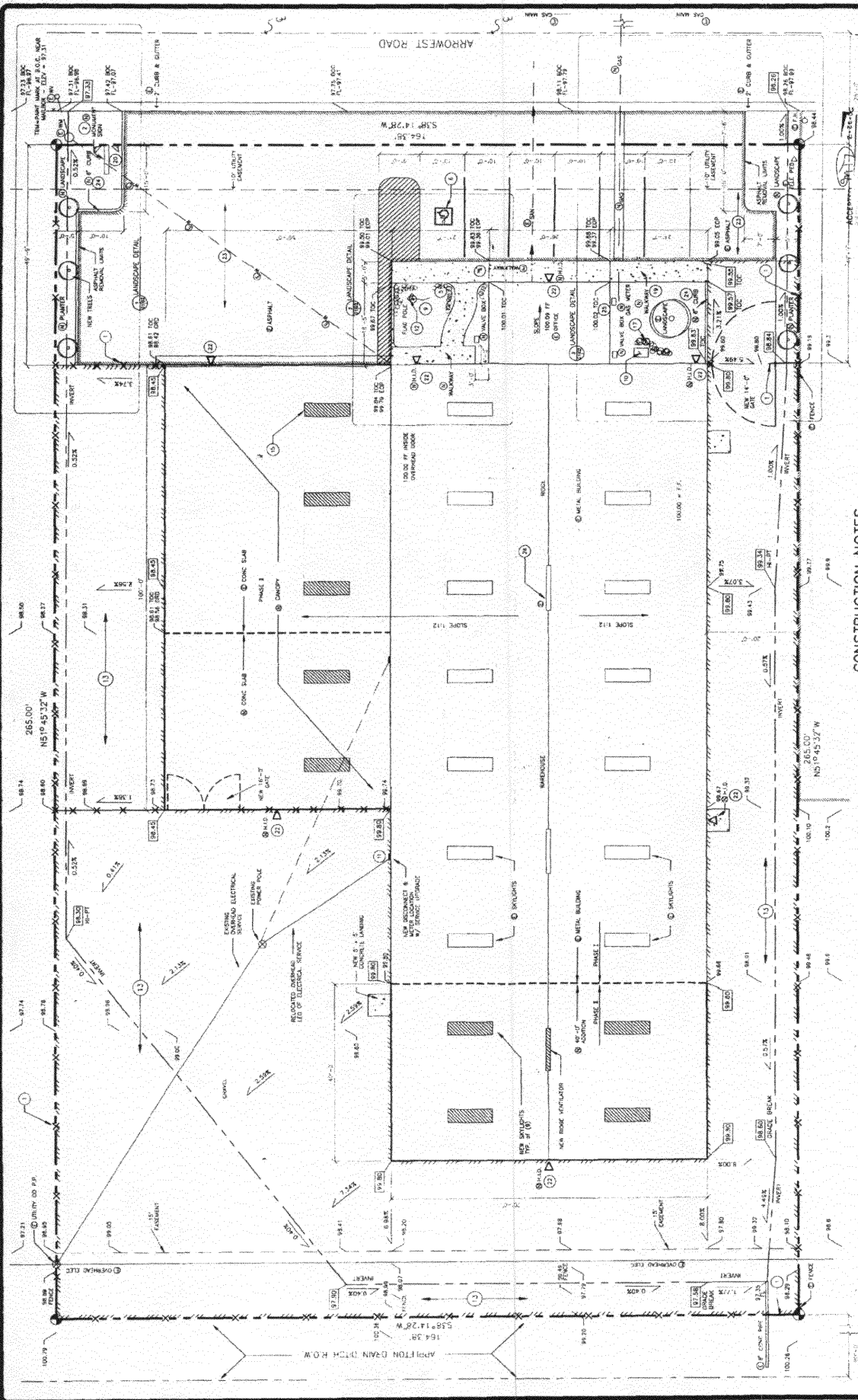
INTERMOUNTAIN LUMBER COMPANY
LOT 19, BLOCK 1
ARROWEST COMMERCIAL SUBDIVISION
MESA COUNTY COLORADO
710 ARROWEST ROAD

SITE PLAN AND DRAINAGE PLAN ONLY.
THIS DOCUMENT DOES NOT CERTIFY
LANDSCAPING OR PROPERTY SURVEY
WAYNE TITZER

REVISIONS	
DATE	JANUARY 15, 1994
FILE NUMBER	43802 DWG
JOB NUMBER	438

FORD CONSTRUCTION COMPANY, INC.
Formerly Keico General Contractors
714 Arrowest Road #A • Grand Jct., CO 81505
Phone (970) 245-9343 • Fax (970) 245-5080

INTERMOUNTAIN LUMBER COMPANY
710 ARROWEST ROAD
GRAND JUNCTION, COLORADO



SITE PLAN
 SCALE: 1" = 10'

SITE PLAN AND FINANCE PLAN ONLY
 THIS DOCUMENT DOES NOT CERTIFY
 ANY ENGINEERING OR SURVEY
 WORK UNLESS

INTERMOUNTAIN LUMBER COMPANY
 LOT 16, BLOCK 10, SUBDIVISION
 MESA COUNTY COLORADO
 710 ARROWEST ROAD

- CONSTRUCTION NOTES**
- 8'-0" HIGH CHAIN LINK SECURITY FENCE AT PERIMETER AND GATES AS SHOWN PROVIDED BY OWNER.
 - STERILIZED GRAVEL WITH APPLIED DUST CONTROL TREATMENT AT EXHAUST PANELS.
 - 11'-0" X 20'-0" UNIVERSAL PARKING SPACE (VAN ACCESSIBLE) WITH 3'-0" WALKWAY TO SCREEN MECHANICAL EQUIPMENT.
 - LANDSCAPING TO SCREEN MECHANICAL EQUIPMENT. DIAMETER PAST SET IN CONCRETE.
 - 5'-0" WIDE SIDEWALK WITH CURB OUTER, AND HANDICAP ACCESS.
 - MONUMENT SIGN.
 - PHOTO-CELL SECURITY LIGHTING, SURFACE MOUNTED.
 - IRIGATION SYSTEM.
 - POP-UP IRRIGATION SYSTEM IN GRASS AREA.
 - 30" DIA. 12" DEEP 1/2" FLAT FILL.
 - 5' X 5' CONCRETE CURBING.
 - 8' X 8' CONCRETE CURBING.
 - PROVIDE PHOTO CELL CONTROLLED UP-LIGHTING MOUNTED ON FLAG POLE (300 WATT HALOGEN).
 - ROD VENTILATIONS BY ASBC.

- LEGEND**
- PROPOSED HIGHWAY
 - EXISTING UTILITY CO.
 - POWER POLE
 - EXISTING ELEVATIONS
 - PROPERTY CORNER
 - PROPERTY LINE
 - SANITARY SEWER LINE
 - WATER SERVICE L.I.G.
 - INSET
 - BRIDGE ARROW W/ SLOPE
 - EDGE OF PAVEMENT
 - CONCRETE
 - CONCRETE PARKING BUMPER
 - EDGE OF GRAVEL - DISTANCE CONTROL
 - EXISTING
 - NEW