Table of Contents

File _____SPR-1996-143

Name: ______ Temple and Petty Construction Yard - 712 Arrowest Court - Site Plan Review

P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS с r retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development е a file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will s n be found on the ISYS query system in their designated categories. e n n е

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d Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.

X	X	Table of Contents
		*Review Sheet Summary
		*Application form
X		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		DOCUMENT DESCRIPTION:
x	X	Site Plan
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TEMPLE & PETTY CONSTRUCTION CO., INC.

714 ARROWEST CT. • GRAND JUNCTION, COLORADO 81505 • (970) 241-3133 • FAX (970) 241-3896

PROJECT REPORT

- TO: City of Grand Junction Community Development Department
- FROM: Tom Petty Petty & Temple Investments LLC 714 Arrowest Ct., Grand Junction, CO 81505
- **PROJECT:** Develop vacant land at 712 Arrowest Ct. for utilization as heavy equipment storage in conjunction with existing business at 714 Arrowest Ct.

Temple & Petty Construction Co., Inc., a Grand Junction based utilities contracting company, presently occupies lots 10 and 11 and is in need of more space to park and store heavy construction equipment. This use is consistent with the surrounding land uses. Vehicular movement from this location will be minimal, no more than 10 trips per day will be expected.

DEVELOPMENT PLAN:

To develop the land we propose to install approximately 490 l.f. of 6 foot high chain link fence on three sides of the property and tie-in to the existing fence on the north side of the property. A 20 foot double gate will be installed on the west side of the new fence.

Approximately 2,700 square feet will be landscaped along Arrowest Road and Arrowest Court. The landscape area will have a domestic water irrigation system to support the plant life. In keeping with the city standards, one tree will be planted for each 500 square feet of landscape and at least 40% of the landscape will have ground cover upon maturity. Trees that will be planted include Hornberry Locust and Hackberry, shrubs will be a juniper variety, all of which are drought resistant and should prosper in the area. Decorative rock will be used in the landscape areas to enhance the vegetation.

Equipment stored in the area will be track type crawler equipment so the use of asphalt would not be compatible. The working surface inside the lot will be pit run and road base.

REVIEW COMMENTS

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FILE #SPR-96-143

TITLE HEADING: Heavy Equipment Storage Yard

LOCATION: 712 Arrowest Court

PETITIONER: Petty & Temple Investments

PETITIONER'S ADDRESS/TELEPHONE:

714 Arrowest Court Grand Junction, CO 81505 241-3133

STAFF REPRESENTATIVE:

Kathy Portner

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

CITY COMMUNITY DEVELOPMENT Kathy Portner	6/25/96 244-1446						
The landscape plan must include a note stating that all lan- underground, pressurized irrigation system.	dscaped areas will be served by an						
CITY DEVELOPMENT ENGINEER	6/26/96						
Jody Kliska	244-1591						

No Comment.

