



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: S84 NORTH COMMERCIAL DRIVE

Project Name: \_\_\_\_\_

ITEMS		DISTRIBUTION																	TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input checked="" type="checkbox"/> County Bldg. Dept.	<input checked="" type="checkbox"/> Irrigation District - <b>GWIC</b>	<input checked="" type="checkbox"/> Drainage District - <b>GWDP</b>	<input checked="" type="checkbox"/> Water District - <b>WTE</b>	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP		<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field	<input type="checkbox"/> Persigo WWT	<input type="checkbox"/> Mesa County Health	<input type="checkbox"/> State Environ. Health	<input type="checkbox"/> City Sanitation	<input type="checkbox"/> School Dist #51
<input checked="" type="checkbox"/> Application Fee	VII-1	1																									
<input checked="" type="checkbox"/> Submittal Checklist *	VII-3	1																									
<input checked="" type="checkbox"/> 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
<input checked="" type="checkbox"/> Planning Clearance *	VII-3	1																									
<input checked="" type="checkbox"/> <del>Minimum</del> 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
<input checked="" type="checkbox"/> Evidence of Title	VII-2	1			1		1																				
<input type="checkbox"/> Deeds	VII-1	1			1		1																				
<input type="checkbox"/> Easements	VII-2	1	1	1	1		1																				
<input type="checkbox"/> Avigation Easement	VII-1	1			1		1																				
<input type="checkbox"/> ROW	VII-2	1	1	1	1		1																				
<input type="checkbox"/> Improvements Agreement/Guarantee *	VII-2	1	1	1			1																				
<input type="checkbox"/> CDOT Access Permit	VII-3	1	1																								
<input type="checkbox"/> Industrial Pretreatment Sign-off	VII-4	1		1																							
<input checked="" type="checkbox"/> 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
<input checked="" type="checkbox"/> Elevation Drawing	IX-13	1	1																								
<input checked="" type="checkbox"/> 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
<input type="checkbox"/> 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
<input type="checkbox"/> Grading and Drainage Plan	IX-16	1	2									1								1							
<input type="checkbox"/> Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1										
<input type="checkbox"/> Water and Sewer Plan and Profile	IX-34	1	2	1			1							1	1	1	1	1									
<input type="checkbox"/> Roadway Plan and Profile	IX-28	1	2									1															
<input type="checkbox"/> Road Cross-Sections	IX-27	1	2																								
<input type="checkbox"/> Detail Sheet	IX-12	1	2																								
<input checked="" type="checkbox"/> Landscape Plan	IX-20	2	1	1																							
<input type="checkbox"/> Geotechnical Report	X-8	1	1								1																
<input type="checkbox"/> Final Drainage Report	X-5,6	1	2										1														
<input type="checkbox"/> Stormwater Management Plan	X-14	1	2										1							1							
<input type="checkbox"/> Phase I and II Environmental Rerpot	X-10,1	1	1																								
<input type="checkbox"/> 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.

## TRIAL BALANCE as of 06/30/96

ACCOUNT	DESCRIPTION	DEBIT	CREDIT
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1000-00	Checking account	3,706.72	
1099-00	Cash transfers		400.00
1100-00	Accounts receivable		48,773.32
1500-00	Land	300.00	
1570-00	Equipment	100.00	
1580-00	Furniture and fixtures	500.00	
1650-00	Vehicles	556.62	
2000-00	Accounts payable		42,772.47
2190-00	Sales taxes payable	551.99	
2200-00	Federal withholding tax payabl	1,322.41	
2210-00	Social Security tax payable		994.22
2212-00	Medicare tax payable		232.54
2220-00	State withholding taxes payabl		598.01
3010-00	Common stock	480.00	
3099-00	Initial cash balance offset		1,000.00
4410-00	Purchases discounts		236.14
5120-00	Engineering	225.00	
5530-00	Plumbing	3,869.40	
5540-00	Sheet metal	63,787.28	
5555-00	Other subcontractors	585.00	
5600-00	Misc expense - Sales	85.00	
5660-00	Freight & delivery	283.36	
5820-00	Permits	66.00	
6000-00	Salaries & Wages	16,035.62	
6100-00	Auto expense	444.75	
6180-00	Dues & subscriptions	63.00	
6200-00	Equipment rental	65.00	
6240-00	Insurance - General	335.00	
6270-00	Legal & accounting	544.23	
6340-00	Postage expense	32.00	
6360-00	Rent expense	500.00	
6520-00	Telephone	532.83	
6540-00	Travel & entertainment	35.49	
	TOTAL:	95,006.70	95,006.70

PRE-APPLICATION CONFERENCE

Date: 4-10-96

Conference Attendance: Lynn Thompson, M. Dealinger

Proposal: Office/Shop

Location: 584 NORTH COMMERCIAL DRIVE

Tax Parcel Number: 2945-102-14-023

Review Fee: \$100

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

Additional ROW required? -

Adjacent road improvements required? As per eng.

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 # \_\_\_\_\_

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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

# General project report

we are planning to build a Sheet metal Shop.  
and office for our company, Arrowhead Mechanical  
at 584 N Commercial Dr. Westgate ~~park~~ lot 22 Bk 3.

# REVIEW COMMENTS

Page 1 of 2

**FILE #** SPR-96-150

**TITLE HEADING:** Site Plan Review -  
Arrowhead Mechanical

**LOCATION:** 584 N. Commercial Drive

**PETITIONER:** Lynn Thompson

**PETITIONER'S ADDRESS/TELEPHONE:** 936 Teller Avenue  
Grand Junction, CO 81501  
241-6543

**PETITIONER'S REPRESENTATIVE:** Lynn Thompson

**STAFF REPRESENTATIVE:** Bill Nebeker

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

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**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Bill Nebeker**

**7/11/96**  
**244-1447**

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1. Per my conversation with Lynn Thompson on 7-11-96, 5 parking spaces are required for this development: (3 employees on the largest shift; 1 space for visitor parking; 1 space for company vehicle). Only 4 spaces are provided. Provide one additional space.
2. Required parking required in #1 above must be paved. Change site plan to show all required parking as paved.
3. Please note on the site that wheel or bumper guards will be located at the end of each parking space.
4. Right-of-way between fence and street (excluding the driveway) must be landscaped also. Revise site plan to show landscaping in this location.
5. Place the following note on the plan:  
"An underground, pressurized irrigation system will be installed for all landscaped areas."

**NOTE:** Any storage or parking in the rear of the building must comply with Section 5-1-2C and 5-1-4, including the following:

1. All storage shall be screened so that it cannot be seen from any arterial or collector roadways, nor from abutting residential uses or zones.
2. Parking and vehicular traffic surfaces shall be screened in order to minimize disturbance to occupants of adjacent residential buildings. For each boundary line directly abutting a residential zone or use, a solid wall or fence at least four feet in height shall be erected, subject to the provisions of Section 5-1-5, "Fences".

I realize that there is an existing wood fence here now. If this fence is removed in the future, additional screening will be required.

**CITY DEVELOPMENT ENGINEER**

7/11/96

**Jody Kliska**

244-1591

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1. All parking and maneuvering areas are required to be paved. The drawing appears to indicate the parking as gravel, which is not allowed under the zoning and development code.
2. Transportation capacity payment is \$421.63.
3. Drainage fee is \$1500.00.
4. Handicap parking space must be signed and marked in accordance with the City Standard Drawing.

**CITY FIRE DEPARTMENT**

7/8/96

**Hank Masterson**

244-1414

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The Fire Department has no problems with this proposal.

**MESA COUNTY BUILDING DEPT.**

6/28/96

**Bob Lee**

244-1656

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2 sets of plans required for plan review. Need to allow 10-14 days for permit issuance. Walls of building within 20' of property lines must be one-hour fire-resistive.

**LATE COMMENTS**

**UTE WATER**

7/11/96

**Gary R. Mathews**

242-7491

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No objections. Policies and fees in effect at the time of application will apply. Contact with Ute Water is needed if fire protection is required.

**GRAND JUNCTION DRAINAGE DISTRICT**

7/11/96

**John L. Ballagh**

242-4343

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The nearest drain is the open Buthorn Drain which is south of the Ute Water property which is south of Westgate Park. No known Grand Junction Drainage District plans require additional easements through 584 N Commercial Drive.

**CITY UTILITY ENGINEER**

7/16/96

**Trent Prall**

244-1590

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1. Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.
2. Please contact Dan Tonello with the Industrial Pretreatment section (244-1489) at the Persigo Sewer Treatment Plant for industrial waste review.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

City Attorney

Grand Valley Irrigation District

584 W. Commercial Dr.

Petitioner Lynn Thompson 7/31/96

Community Development Department  
Bill Nebaker.

I have read and understand that I need  
one more parking space and that all  
parking is to be paved and have wheel  
guards at the ends of the space.

I also understand that I need landscaping  
on the frontage between the fence and the street  
and that all landscaped areas to have underground  
irrigation system that is pressurized.

This has been revised on the site plan.  
Thank you

City Development Engineers  
Jody Kliska

I have revised the site plan to show that  
all parking is paved. I understand my drainage fee to be  
\$1,500 and transportation payment is \$21.63  
Thank you.

City Utility Engineer.  
Frank Pull

I have contacted Jody Remaco for my sewer plant  
investment fee of \$750.

I have contacted Dan Towello with my industrial  
waste review.

Thank you.



I have Read All Comments From

City Fire Department

Mesa County Building

Ute Water.

Grand Junction Drainage District.

Any Request will Be Taken care of 2/31/96

*John Thompson*

# City of Grand Junction

Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 244-1599



August 4, 1997

Lynn Thompson  
936 Teller Avenue  
Grand Junction, CO 81501

Dear Lynn:

Please note that the address assigned to your new sheet metal shop on North Commercial Drive is in error. The address is supposed to be 580 North Commercial Drive, not 584. The City will notify the Building Department of this error. It will be your responsibility to notify others.

Also please note that this building may not be occupied without an approved Certificate of Occupancy (C of O) by the Building Department. Prior to our sign off of the C of O all improvements including landscaping and paving must be installed OR a development improvements agreement in place guaranteeing the installation of these improvements.

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

c: Addressing  
Code Enforcement  
Building Dept.

CERTIFICATE OF OCCUPANCY  
CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO  
BUILDING DEPARTMENT

Permit Number: 57154

10/21/97

Units: 0 Permit Type: BEMP Jurisdiction: GRAND JUNCTION

Permission is hereby granted to LYNN THOMPSON  
to occupy the building situated at:  
00580 00 N COMMERCIAL DR

Lot No.: 0 Block No.: 0 Filing No.: 0  
Subdivision:  
Tax Schedule No.: 2945-102-14-023

for the following purpose: commercial shop bldg-ADDRESS WAS 584 N COMMERCIAL BLV

D

This Certificate issued in conformity to Section 109, Uniform Building Code

Inspector Bob Langford  
Bill Nelson

CERTIFICATE OF OCCUPANCY  
CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO  
BUILDING DEPARTMENT

Permit Number: 57154

10/21/97

Units: 0 Permit Type: BEMP Jurisdiction: GRAND JUNCTION

Permission is hereby granted to LYNN THOMPSON  
to occupy the building situated at:  
00580 00 N COMMERCIAL DR

Lot No.: 0 Block No.: 0 Filing No.: 0  
Subdivision:  
Tax Schedule No.: 2945-102-14-023

for the following purpose: commercial shop bldg-ADDRESS WAS 584 N COMMERCIAL BLV

D

This Certificate issued in conformity to Section 109, Uniform Building Code

Inspector Bob Langford  
Bill Nelson

Bill  
SPR-1996-150

## File Close-out Summary

**File #:** SPR-1996-150

**Name:** Arrowhead Mechanical - 580 N. Commercial

**Staff:** Bill Nebeker

**Action:** C of O signed 10-2397

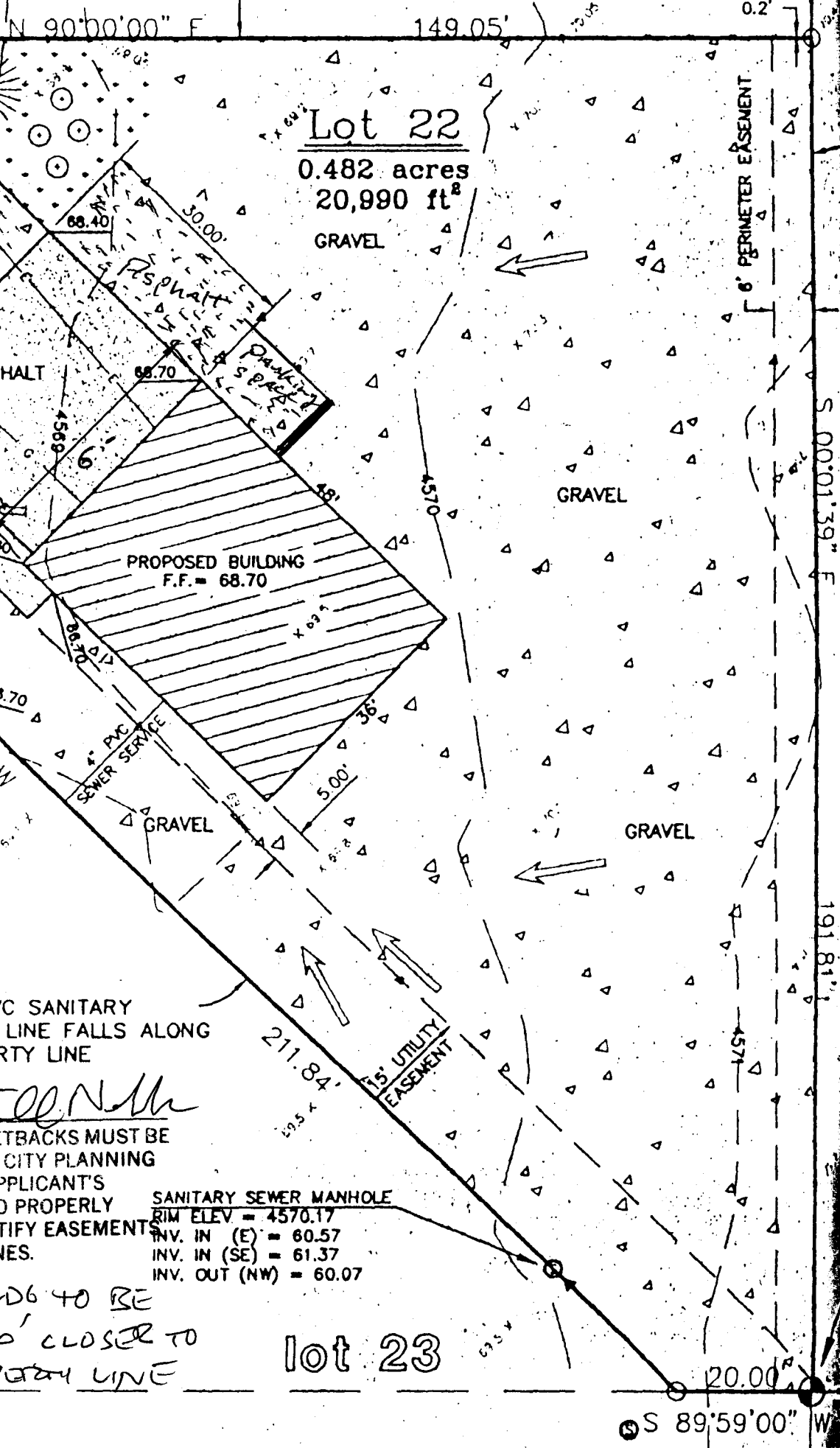
**Comments:**

**File Turned In:** 10-2397

SEE SPR 1998-074 FOR ADDITION

ELECTRICAL TRANSFORMER

6' CHAIN LINK FENCE VARIES ALONG PROPERTY LINE



**Lot 22**  
 0.482 acres  
 20,990 ft<sup>2</sup>  
 GRAVEL

**PROPOSED BUILDING**  
 F.F. = 68.70

8" PVC SANITARY SEWER LINE FALLS ALONG PROPERTY LINE

**SANITARY SEWER MANHOLE**  
 RIM ELEV. = 4570.17  
 INV. IN (E) = 60.57  
 INV. IN (SE) = 61.37  
 INV. OUT (NW) = 60.07

8.15.96  
 ACCEPTED *Bill Noller*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

OK FOR BLDG TO BE LOCATED 6' CLOSER TO FRONT PROPERTY LINE

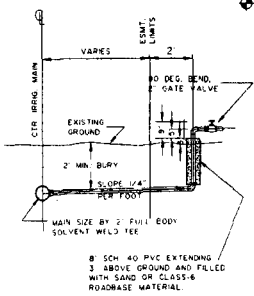
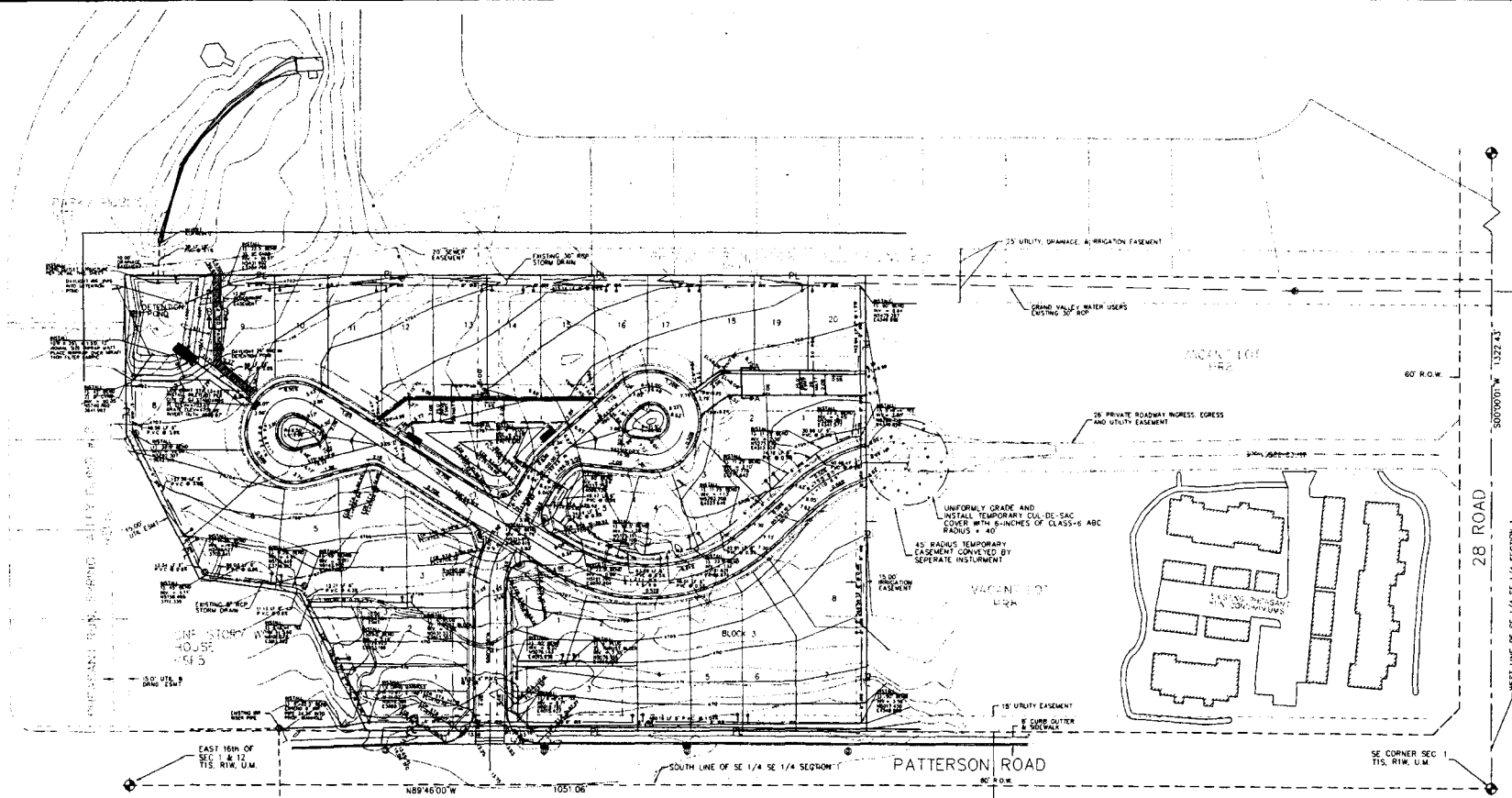
**lot 23**

PRIVATE PROPERTY LINE

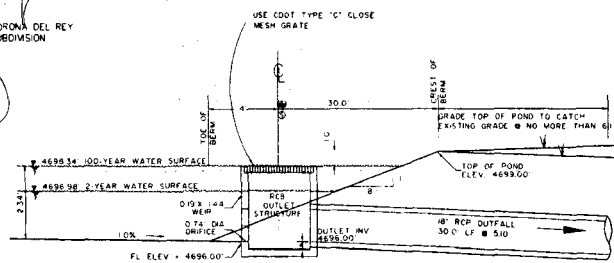
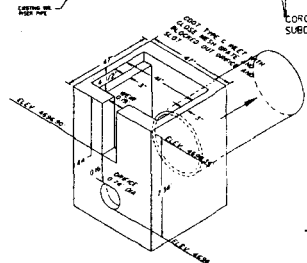
SITE SETBACKS ALSO NEEDED FOR ERECTION

S 89°59'00" W

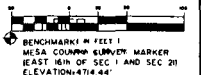
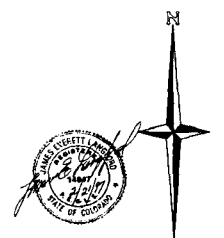
APP 1996-157



TYPICAL IRRIGATION SERVICE



ORIFICE CONTROLLED OUTLET STRUCTURE  
(CDDT TYPE "C" INLET WITH ORIFICE AND SLOT BLOCKED OUT)



*James E. Langford*  
*James E. Langford*  
 4/26/97

NOTE: SEE CONSTRUCTION NOTES ON GENERAL LEGEND AND CONSTRUCTION NOTES SHEET



**THOMPSON-LANGFORD CORP.**  
 529 25 1/2 RD., SUITE B210  
 GRAND JUNCTION, COLORADO  
 PH. (303) 243-8087

REVISION	DATE	DESCRIPTION	BY	CHK

JUST COMPANIES, INC.

GRADING, DRAINAGE AND IRRIGATION PLAN

PHEASANT RIDGE ESTATES

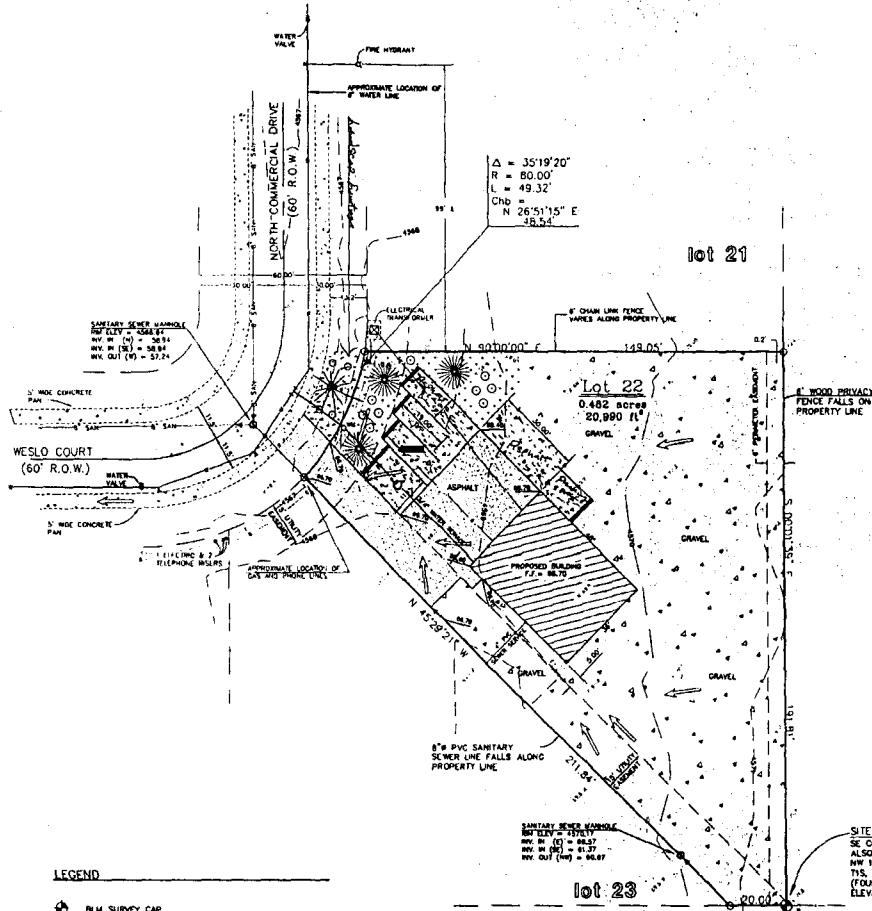
SCALE: 1" = 30'

JOB NO: 0283.002

DATE: 5/13/96

SHEET NO: 5 OF 16

DRAWN BY: KWM	PREPARED UNDER THE SUPERVISION OF
DESIGNED BY: KWM	JAMES E. LANGFORD
CHECKED BY: JEL	PI NO 14847



**PROPERTY DESCRIPTION**  
 Lot 22, Block 3, WESTGATE PARK, a subdivision recorded as Reception No. 1188994, in Plat Book 12, at Page 134 in the records of the Mesa County Clerk and Recorder, City of Grand Junction, State of Colorado.

- NOTES**
1. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. LOCATIONS ARE BASED UPON VISUAL SURFACE EVIDENCE AND ARE NOT GUARANTEED.
  2. The survey and drawing were prepared without benefit of title policy or title commitment. Therefore, ownership, easements, rights and restrictions of record are not part of the certification.
  3. The bearings as shown hereon are based upon the consideration that the East line of said block is assumed to bear North 0°00'18\"/>

- LEGEND**
- ⊙ BLM SURVEY CAP
  - FOUND REBAR
  - PLATTED POSITION FOR CORNER, NO MONUMENT FOUND
  - Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being in position.
  - EXISTING SPOT ELEVATION
  - ⇐ FLOW DIRECTION OF RUNOFF
  - PROPOSED SPOT ELEVATION
  - DECIDUOUS SHRUB
  - ☼ PINE TREE
  - GRASS
  - GRAVEL

**PLANT LIST**

KEY: COMMON NAME	BOTANICAL NAME	NO.	SIZE	REMARKS
<b>TREES</b>				
AUP AUSTRIAN PINE	PIRUS NIGRA	20	6'-8\"/>	
<b>SHRUBS</b>				
BFJ BUFFALO JUMPER	JUNIPERUS SABINA 'BUFFALO'	266	5 GAL.	CONT.
<b>GRASS</b>				
NATIVE DRYLAND GRASS MIX				

*All Landscaping Areas To have Pressurized Underground Irrigation System.  
 All Paving To Be Done And have wheel Guard AT End of Drive*

SPR-96-1SD  
 8.2.96  
 ACCEPTED *Bill Neth*  
 ANY CHANGES SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DATE	NO.	REVISIONS	BY

CITY OF GRAND JUNCTION  
 APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ACCEPTED AS CONSTRUCTED  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PHILIP M. HART  
 REGISTERED PROFESSIONAL ENGINEER  
 P.E. NO. 18346

COMMERCIAL DEVELOPMENT PLAN  
 FOR LOT 22, BLOCK 3,  
 WESTGATE PARK  
 SUBDIVISION  
**LANDesign**  
 ENGINEERS - SURVEYORS - PLANNERS  
 225 GRAND AVENUE  
 GRAND JUNCTION, COLORADO 81501 (970) 248-4099  
 PROJECT NO. 96-11 (LOCATED ON) SHEET 10  
 DATE: JUNE 1996 PC PLM  
 JUN 21 1996

ALL INFORMATION ON THIS PLAN IS BASED ON THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER, CITY OF GRAND JUNCTION, COLORADO.