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File <u>SPR-1996-189</u>		SPR-1996-189 Name:	Name: GJ Pipe Batch Plant Enc 2868 I-70 Business Loop							
P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on to retrieval system. In some instances, items are found on the list but are not present in the scanned electronic deverging in the scanned electronic devergence in the scanned electronic devergence in the scanned electronic devergence in the scanned documents are denoted with (**) be found on the ISYS query system in their designated categories.  Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the part of 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	<del></del>								
X	X									
		Reduced copy of final plans or drawings					a sandicept of the Cal			
	$\neg$	Reduction of assessor's map.					The state of a second of the second			
		Evidence of title, deeds, easements				1	Expelled Annual Con-			
		*Mailing list to adjacent property owners				······································	The second section of the			
		Public notice cards					25 Specific Control			
		Record of certified mail	·				the control of the second			
		Legal description					in Propagnan			
		Appraisal of raw land					The second of the following the second			
		Reduction of any maps – final copy					to an distribute a state			
		*Final reports for drainage and soils (geotechnic	cal reports)				The state of the s			
		Other bound or non-bound reports					All San			
		Traffic studies								
		*Review Comments					-3			
		*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		Certificate Of Occupancy – 2/6/97								
X		Tax Notice – Mesa County Treasurer – 6/15/96								
X	X	Planning Clearance - ** - issued 9/6/95								
1	X	Site Plan – to be scanned								
X		Elevation Map								
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## SUBMITTAL CHECKLIST

### SITE PLAN REVIEW

Location: 2868 1-70 B Project Name: 65. Pipe Butto Plant Enclosur **ITEMS** DISTRIBUTION Date Received 8-19-44 O City Parks/Recreation Corps of Engineers County Bldg. Dept O Irrigation District O County Planning O Drainage District Receipt # REFERENCE District O Public Service O U.S. West File # O Water [ Sewer O GVRP O CDOT O City F City City SSID **DESCRIPTION** VII-1 Application Fee VII-3 Submittal Checklist Review Agency Cover Sheet VII-3 VII-3 Planning Clearance ● 11"x17" Reduction of Assessor's Map VII-1 Evidence of Title VII-2 O Deeds VII-1 O Easements VII-2 VII-1 O Avigation Easement O ROW VII-2 O Improvements Agreement/Guarantee VII-2 O CDOT Access Permit VII-3 O Industrial Pretreatment Sign-off VII-4 General Project Report X-7 Elevation Drawing IX-13 IX-29 Site Plan O 11"x17" Reduction of Site Plan IX-29 Grading and Drainage Plan IX-16 O Storm Drainage Plan and Profile IX-30 O Water and Sewer Plan and Profile IX-34 2 O Roadway Plan and Profile IX-28 O Road Cross-Sections TX-27 O Retail Sheet TX-12 andscape Plan IX-20 O Geotechnical Report X-8 X-5,6 O Final Drainage Report X-14 O Stormwater Management Plan O Phase I and II Environmental Rerpot X-10,1 O Traffic Impact Study X-15

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

	PRE-APPLICATION CONFERENCE							
	Date: 8/8/96 Conference Attendance: Mitte Pelletien, Ed Sottle Randy Loggains (Conference Attendance: batch plant within a building Location: 2868 1-70 B							
	Tax Parcel Number: 2943-181-00-070  Review Fee: 55.00  (Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)							
	Additional ROW required?  Adjacent road improvements required?  Area identified as a need in the Master Plan of Parks at Parks and Open Space fees required?  Recording fees required?  Half street improvement fees/TCP required?  Revocable Permit required?  State Highway Access Permit required?  On-site detention/retention or Drainage fee required?	nd Recreation?	Estimated Amount:  Estimated Amount:  Estimated Amount:					
	Located in identified floodplain? FIRM panel #	pplicable Plans, Policies and Guidelines  pocated in identified floodplain? FIRM panel #  pocated in other geohazard area?						
	Located in established Airport Zone? Clear Zone, Cri Avigation Easement required?							
	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.							
	O Access/Parking O Drainage O Floodplain/Wetlands Mitigation O Other Related Files:	of Utilities	O Land Use Compatibility O Traffic Generation O Geologic Hazards/Soils					
	is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the ublic hearing and preferably prior to submittal to the City.							
	PRE-APPLICA	TION CONFERE	NCE					
	WE RECOGNIZE that we, ourselves, or our represent and it is our responsibility to know when and where the		at all hearings relative to this proposal					
	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							
Į	agenda.	J Elas / A	the second second					
)	Signature(s) of Petitioner(s)	Signature(s) of Re	epresentative(s)					

#### CERTIFICATE OF OCCUPANCY

#### BUILDING DEPARTMENT CITY OF GRAND JUNCTION (OR MESA COUNTY)

PERMIT #57564		DATE	2-6-97
PERMISSION IS HEREBY GRANTED TO	G & R Builders		ТО ОССИРУ ТНЕ
BUILDING SITUATED AT2868	I-70 Business Loop		
LOTBLOCKFILING	SUBDIVISION		
TAX SCHEDULE NUMBER 294	3-181-00-070		
FOR THE FOLLOWING PURPOSE:	concrete batch plant	enclosur	e
THIS CERTIFICATE ISSUED IN CONFORMI	TY TO SECTION 307, UNIFORM BUIL	DING CODE	
	INSPECTOR J	is C	
# SPE-19912-189	City Planning//	we fel	letre

