# **Table of Contents**

Fil	e	SPR-1996-224 Name: Commercial Building Expansion – 1126 South 9 <sup>th</sup> Street				
P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will 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 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				
X		Receipts for fees paid for anything				
X	X	*Submittal checklist				
X	X	*General project report				
v		Reduced copy of final plans or drawings				
X	-	Reduction of assessor's map.				
		Evidence of title, deeds, easements  *Mailing list to adjacent property owners				
$\dashv$		Public notice cards				
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$\dashv$	$\dashv$	Legal description				
$\dashv$	_	Appraisal of raw land				
	一	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				
X	X	*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	Planning Clearance – 11/22/96 - **				
X		Bill of Sale – not conveyed to the City - 4/27/96				
X	X	Site Plan – Approved with attachment – to be scanned				
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# SUBMITTAL CHECKLIST

# SITE PLAN REVIEW

Location: 1126 s. 9th Street Project Name: Steven Ordahl **ITEMS** DISTRIBUTION City Community Development Date Received 10/9/96 State Environ. Health O City Parks/Recreation City Fire Department Engineers County Planning O Irrigation District O City Downtown O Drainage District Receipt # SSID REFERENCE City Dev. Eng. District Sewer District O Public Service Bldg. I O Mesa County City Attorney O U.S. West Corps of File # County O Walker O Water O GVRP **DESCRIPTION** 0 0 Application Fee VII-1 Submittal Checklist VII-3 VII-3 Review Agency Cover Sheet\* VII-3 Planning Clearance\* VII-1 ■ 11"x17" Reduction of Assessor's Map Evidence of Title VII-2 VII-1 O Deeds VII-2 O Easements O Avigation Easement VII-1 VII-2 O ROW VII-2 O Improvements Agreement/Guarantee VII-3 O CDOT Access Permit VII-4 O Industrial Pretreatment Sign-off General Project Report X-7 IX-13 O Elevation Drawing Site Plan IX-29 O 11"x17" Reduction of Site Plan IX-29 IX-16 O Grading and Drainage Plan O Storm Drainage Plan and Profile IX-30 O Water and Sewer Plan and Profile IX-34 O Roadway Plan and Profile IX-28 O Road Cross-Sections IX-27 2 O Detail Sheet IX-12 Landscape Plan IX-20 O Geotechnical Report X-8 O Final Drainage Report X-5,6

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

X-14

X-10,1 X-15

O Stormwater Management Plan

O Traffic Impact Study

O Phase I and II Environmental Rerpot

# DRAWING STANDARDS CHECKLIST

Ĺ		SITE PLAN		والمستوانين والماري
	EM	GRAPHIC STANDARDS	<b>‡</b> OK≃	-NA®
	Α	Scales (= 20) (50) (20) (20) (20)	<b>HYELD</b>	
4 1 4 6 4	В	Sheet size: 24" x 36"	***	17.2000
	<u></u>	Primary features consist only of proposed facilities except those related to drainage	Gr. Adda.	- 神神
	P_	Notation: All non-construction text, and also construction notation for all primary features	4.5.	
=	- <u>E</u> -	Line weights of existing and proposed (secondary and primary) features per City standards	14,500	. 62 to 🕸
SECTION VIII	F	Location: All primary facilities are fully located horizontally (See Comment 1)		
ő		Orientation and north arrow Stamped and sealed drawings by registered professional competent in the work		
5	K	Title block with names, titles, preparation and revision dates		
SE		Reference to City Standard Drawings and Specifications		
	М	Legend of symbols used		
1	N	List of abbreviations used		
•	P_	Multiple sheets provided with overall graphical key and match lines		
	I R	Neatness and legibility		
IT	EM	FEATURES	ОК	NA
	1	Site boundary, and adjacent property lines, land use, and zoning		
l l	2	Total site acreage and proposed land use breakdown		
	3	All existing and proposed easements, streets, and ROWs		
	4	Identify utility vendors to the site		
Į	5	Identify existing and proposed utilities, including fire hydrants, meters, and service taps		
	6	Show existing and proposed drainage inlets, pipes, channels, and manholes		
1	7	Top and toe of slopes for retention/detention basins or other embankments		
	8	Traffic ingress, egress, traffic flow patterns, and traffic control features	[	
	9	All paving and concrete walks, pads, ramps, wheel chocks		
	10	Building footprint, roof line, exterior doorways, and roof drain location		
	11	Parking areas, striping, stalls, lighting		
	12 -	Areas toxeceive gravel		
•	13 1	Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes	1	
	14	Miscellaneous structures, fences, walls		
•	15	Other non-landscaping surface facilities		
·	16	Do not show existing or proposed contours		
	17	For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, ROW width, and the monument or section line.		
	18	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and show truck turning radii on the plan to show adequacy of entry/exit and on-site design.		
	19	Identify trash dumpster type, anticipated pick-up time, and accessibility		
	20	Space for signature approval by City Engineering with date and title		
	21	Space for signature of County Clerk and Recorder (when required)	1	

## **COMMENTS**

All angle, curvature, tangency, grade break and change, and other primary features must be fully located horizontally. However, these may be identified on the Grading an Drainage Plan, or may be put on a separate "Staking Plan"

If the scale is 1" = 10' or 20', instead of preparing a separate Landscaping Plan, that information may be provided hereon if it will not be too cluttered and confusing. Also, add space for signature approval by Community Development with date and title.

# DRAWING STANDARDS CHECKLIST

## LANDSCAPE PLAN ITEM \*\*\* GRAPHIC STANDARDS A Scale 1 Let 0 for 20% В Sheet size: 24"x36" C Primary features consist only of landscape features D Notation: All non-construction text, and also construction notation for all primary features Line weights of existing and proposed (secondary and primary) features per City standards ECTION VIII Н Vertical control: Benchmarks on U.S.G.S. datum if public facilities other than SW are proposed 1 Orientation and north arrow Title block with names, titles, preparation and revision dates M Legend of symbols used N List of abbreviations used Multiple sheets provided with overall graphical key and match lines Q Contouring interval and extent R Neatness and legibility ITEM **FEATURES** OK NA Use the Site Plan as a base map 2 Identify areas to be covered with specific landscaping materials 3 Boulders, mounds, swales, water courses, rock outcroppings 4 Planting Material Legend includes common and botanical names, quantities minimum purchase sizes, mature height, groundcover/perennial spacing, types of soil, and other remarks 5 Specification of soil type and preparation 6 Landscape irrigation layout, design, materials, and details (if requested by City staff) 7 Planting/staking and other details as required 8 Required note on Plan: "An underground, pressurized irrigation system will be provided" 9 Space for approval signature by Community Development with date and title

## **COMMENTS**

1. This drawing may be eliminated if information may be put on the Site Plan. See Note (2) on the Site Plan Checklist.

## General Project Report

Owner: Steven Ordahl

Address: 1126 South 9th Street, Grand Junction CO

Remodel and addition construction- remodel of existing structure and addition of 35 feet by 60 feet for office and shop work.

Shop work to consist of repairing restaurant, heating and refrigeration equipment.

## **REVIEW COMMENTS**

Page 1 of 1

FILE #SPR-96-224

TITLE HEADING: Rightway Refrigeration

LOCATION:

1126 S 9th Street

**PETITIONER:** 

Rightway Refrigeration

PETITIONER'S ADDRESS/TELEPHONE:

735 4th Avenue

Grand Junction, CO 81501

241-1014

PETITIONER'S REPRESENTATIVE:

Steve Ordahl

STAFF REPRESENTATIVE:

Michael Drollinger

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

#### CITY COMMUNITY DEVELOPMENT

10/24/96

Michael Drollinger

244-1439

SITE PLAN AND LANDSCAPE PLAN ARE INCOMPLETE. Please see the attached checklists for deficient items. Contact your staff planner if you require further explanation.

### CITY DEVELOPMENT ENGINEER

10/15/96

Jody Kliska

244-1591

Transportation Capacity Payment is \$512.40.

#### CITY UTILITY ENGINEER

10/23/96

**Trent Prall** 

244-1590

- 1. Contact Jodi Romero with the City Customer Service Division at 244-1520 to verify sewer plant investment fees. A building permit will not be issued until the planning clearance is complete which includes Customer Service signoff.
- 2. Contact Dan Tonello with the Industrial Pretreatment section at 244-1489 at the Persigo Sewer Treatment Plant for industrial waste review.

#### CITY FIRE DEPARTMENT

10/11/96

Hank Masterson

244-1414

There are existing fire hydrants located at Struthers and 9th (530' south of this property) and at Winters and 9th (410' north of the property). A fire hydrant is required to be within 250' of the property frontage. Installing a hydrant along 9th Street about midway between the two hydrants noted will satisfy this distance requirement.

#### MESA COUNTY BUILDING DEPARTMENT

10/11/96

Robin Carnt

**248-696**1

The above address will be served by municipal sewer. No comment.

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

OCT 3 O 1996

Response to review comments

File #SPR-96-224

Location; 1126 So. 9th. Street

Petitioner: Rigth Way Refrigeration

Petitioner's Address/telephone:

735 4th Avenue

Grand Jct. Co. 81501

241-1014

Petitioner's Rep: Steve Ordahl Staff Rep: Micheal Drollinger

City Community Dev: Per Micheal Drollinger

Submitted additional drawing to complete required information on

landscape and site plan.

City Dev. Engineer: Per. Jody Kliska

Transportation Capacity Payment is reduced to \$319.84

City Utility Engineer: Per. Trent Prall

I Contacted Jodi Romero with the City Customer Service Div. There will be no additional fee regired.

2 Contacted Dan Tonello with the Industial Pertreatment Section. There will be no additional fee or forms to be filed per phone conversation.

Carry Pare Department: Per. Hank Masterson

The live hydrant installation has been waved. Do to water line upgrading to be upgraded next year on Kimball Avenue from 7th. Street to 9th. Street For Trent Brall City Utility Engineer.

Rigth Way Refrideration

Per: Steve Ortal

TOTAL SITE ACREAGE .179 ACRE 4 11612 GRAVEL SCALE GRAVEL 451 PAVED PARKING L52

# LANDSCAPE

LS1 17'X 2.5'= 42.5 SqfT -FIOWER BED--MARICOIDS--BORDERED WITH LANDSCAPE TIMBERS

LS2 180 SqfT

QT. 1 JUNIPER

TREE 5'TAII

QT. 5 POTENTILLA

SHRUBS

- BORDEREDWITH

LANDSCHPE TIMBER

- BARK GROUND

COVER

ALL LANOSCAPE ARCAS WILL HAVE PRESSURIZED IRRICATION SYSTEM

PETITIONER:
RIGTH WAY REFRIG PER: STEVE ORDAHL
LOCATION:
1126 So 9th STR. PHONE: 241-1014
PHONE: 241-1014
FILE # 5PR-96-224
COMMUNITY DEV.
REP:
DATE:

