

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 1126 S. 9th Street

Project Name: Steven Ordahl

ITEMS		DISTRIBUTION																				TOTAL REQ'D.							
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	○ Water District	○ 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		
● Application 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	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	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	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	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	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	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.

DRAWING STANDARDS CHECKLIST

SITE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA	
SECTION VIII	A	Scale: 1" = 20', 30', 40', or 50'		
	B	Sheet size: 24" x 36"		
	C	Primary features consist only of proposed facilities except those related to drainage		
	D	Notation: All non-construction text, and also construction notation for all primary features		
	E	Line weights of existing and proposed (secondary and primary) features per City standards		
	F	Location: All primary facilities are fully located horizontally (See Comment 1)		
	I	Orientation and north arrow		
	J	Stamped and sealed drawings by registered professional competent in the work		
	K	Title block with names, titles, preparation and revision dates		
	L	Reference to City Standard Drawings and Specifications		
	M	Legend of symbols used		
	N	List of abbreviations used		
	P	Multiple sheets provided with overall graphical key and match lines		
	R	Neatness and legibility		

ITEM	FEATURES	OK	NA
1	Site boundary, and adjacent property lines, land use, and zoning		
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		
5	Identify existing and proposed utilities, including fire hydrants, meters, and service taps		
6	Show existing and proposed drainage inlets, pipes, channels, and manholes		
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 to receive gravel		
13	Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes		
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)		

COMMENTS

1. 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 and Drainage Plan, or may be put on a separate "Staking Plan"
2. 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.

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 248-6961

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

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

OCT 30 1996

Response to review comments

File #SPR-96-224

Location; 1126 So. 9th. Street

Petitioner: Righth 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

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

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

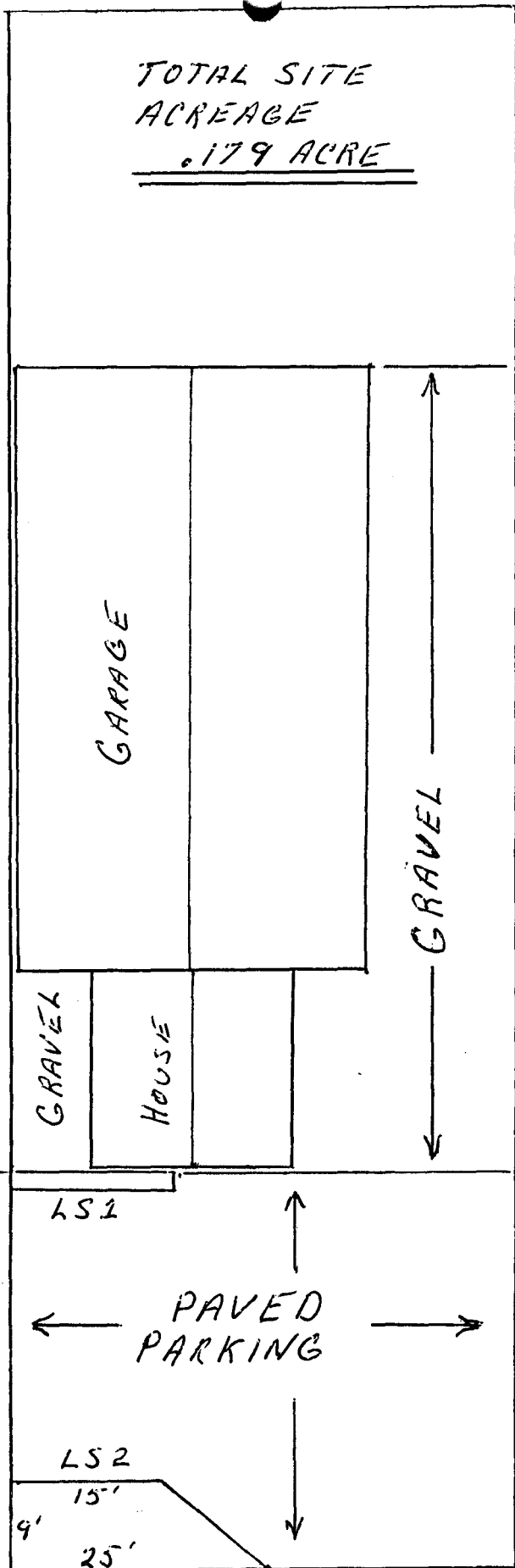
City Fire Department: Per. Hank Masterson

The fire hydrant installation has been waved. Do to water line upgrading
to be installed next year on Kimball Avenue from 7th. Street to 9th. Street
Per. Trent Prall City Utility Engineer.

Righth Way Refrideration

Per: Steve Ordahl





LANDSCAPE

LS1 17' x 2.5' = 42.5 Sqft
 - FLOWER BED -
 - MARIGOLDS -
 - BORDERED WITH LANDSCAPE TIMBERS

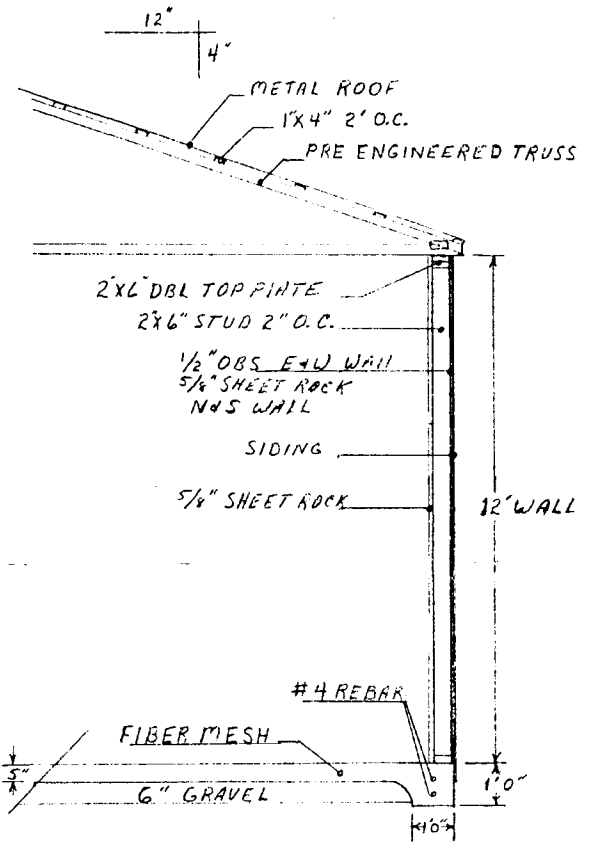
LS2 180 Sqft
 QT. 1 JUNIPER TREE 5' TALL
 QT. 5 POTENTILLA SHRUBS
 - BORDERED WITH LANDSCAPE TIMBER
 - BARK GROUND COVER

ALL LANDSCAPE AREAS WILL HAVE PRESSURIZED IRRIGATION SYSTEM

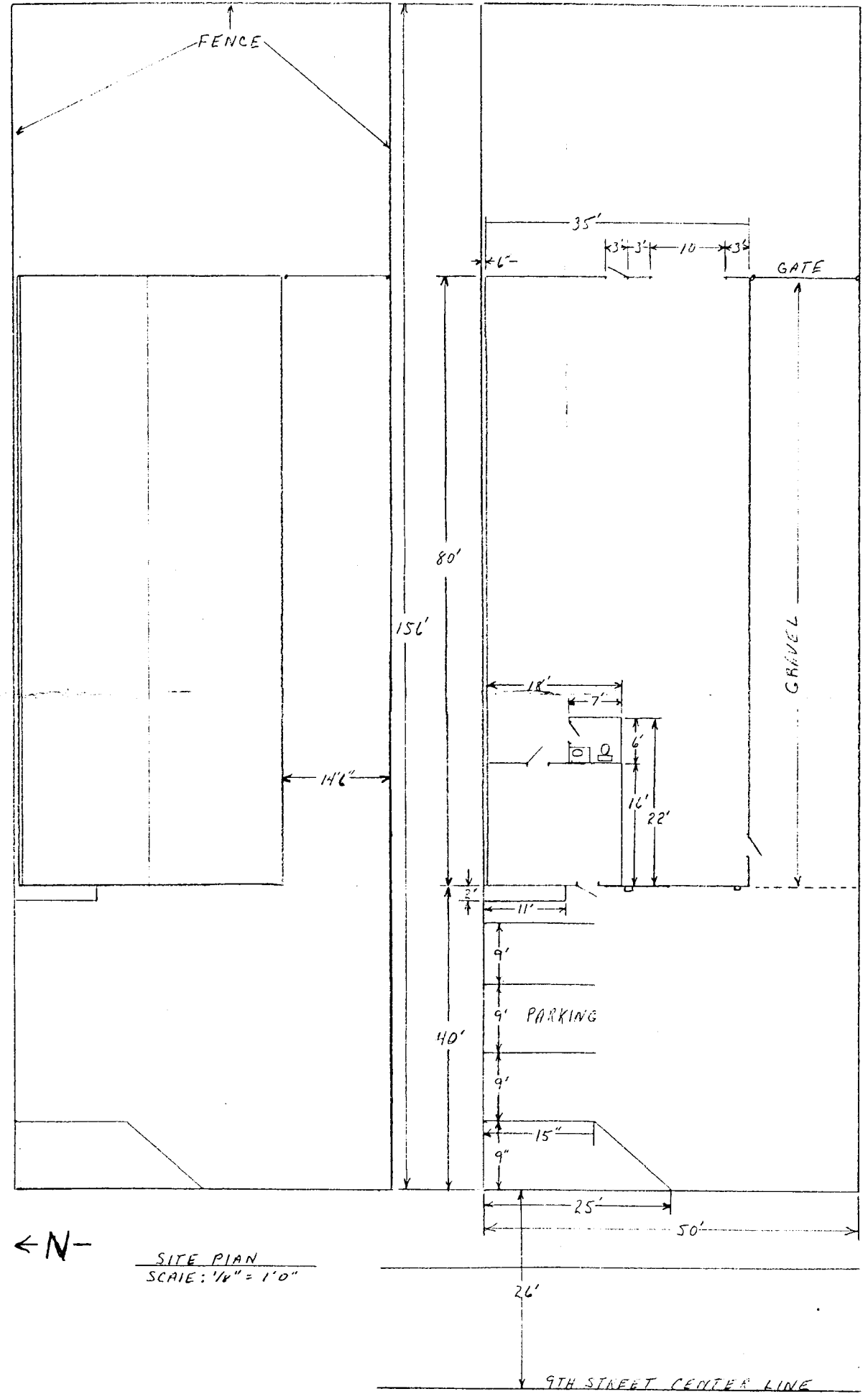
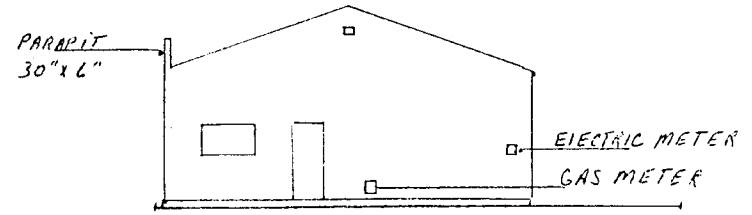
PETITIONER:
 RICH WAY REFRIG
 PER: STEVE ORDAHL
 LOCATION:
 1126 So 9th St.
 PHONE: 241-1014

FILE # SPR-96-224

COMMUNITY DEV.
 REP: _____
 DATE: _____



TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



SITE PLAN
SCALE: 1/8" = 1'-0"

approved w/attachment
ACCEPTED 11-22-96
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

STEVEN ORDAHL PROJECT
1126 So. 9TH STREET
GRAND JCT CA 91501

20-176-234