



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 708 Arrowst Court

Project Name: RIVER ROAD TOWING

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	● <del>UTAH SERVICE</del>	● GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field		○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51	
● Application Fee \$100	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
○ 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												
○ 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-10,11	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.

PRE-APPLICATION CONFERENCE

Date: 9-18-96
Conference Attendance: J. Rickard ; M. Dröllinger
Proposal: Impound Lot
Location: 708 Arrowest Court

Tax Parcel Number:
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? -
Parks and Open Space fees required? - Estimated Amount:
Recording fees required? - Estimated Amount:
Half street improvement fees/TCP required? Yes Estimated Amount:
Revocable Permit required? -
State Highway Access Permit required? -
On-site detention/retention or Drainage fee required? Drainage fee or as per eng
Applicable Plans, Policies and Guidelines Dev. Code
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
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.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files: X

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)

# DRAWING STANDARDS CHECKLIST

## LANDSCAPE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA
SECTION VIII	A Scale: 1" = 10' or 20'		
	B 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		
	E Line weights of existing and proposed (secondary and primary) features per City standards		
	H Vertical control: Benchmarks on U.S.G.S. datum if public facilities other than SW are proposed		
	I Orientation and north arrow		
	K Title block with names, titles, preparation and revision dates		
	M Legend of symbols used		
	N List of abbreviations used		
	P Multiple sheets provided with overall graphical key and match lines		
	Q Contouring interval and extent		
	R Neatness and legibility		

ITEM	FEATURES	OK	NA
1	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

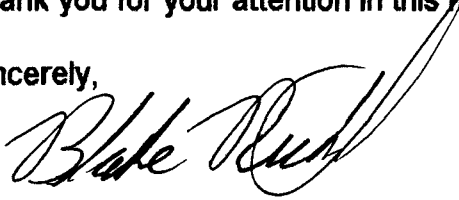
1. This drawing may be eliminated if information may be put on the Site Plan. See Note (2) on the Site Plan Checklist.

**GENERAL PROJECT REPORT FOR RIVER ROAD TOWING**

**This is a request for review of the site plan for a towing and storage yard to be located at 702 Arrowest Road (Lot #20, Arrowest Subdivision). The property will be surrounded by a 6 foot chain-link fence with privacy screen and a building will be built for an office. The purpose of the yard is for safe storage of towed vehicles.**

**Thank you for your attention in this matter.**

**Sincerely,**

A handwritten signature in black ink, appearing to read "Blake Rickerd". The signature is written in a cursive style with a long, sweeping flourish extending upwards and to the right.

**Blake Rickerd, Owner  
River Road Towing**

# REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-226

TITLE HEADING: River Road Towing Impound Lot

LOCATION: 702 Arrowest Court

PETITIONER: Blake Rickerd

PETITIONER'S ADDRESS/TELEPHONE: 2543 G Road  
Grand Junction, CO 81506  
241-6302

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**

**10/30/96**

**Michael Drollinger**

**244-1439**

1. Indicate on site plan where parking for the office will be located; parking must be paved.
2. Does location of building impede the ingress/egress of traffic? Please explain and/or illustrate proposed traffic circulation.
3. Landscaping Plan is incomplete; please refer to attached checklist for missing items and include on the revised Site/Landscaping Plan.
4. Will proposed trees be located on the street side of the fence?

**CITY DEVELOPMENT ENGINEER**

**10/30/96**

**Jody Kliska**

**244-1591**

1. TCP is \$400.
2. Drainage fee is \$187.52.

**CITY UTILITY ENGINEER**

**10/30/96**

**Trent Prall**

**244-1590**

Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.

**CITY FIRE DEPARTMENT**

**10/16/96**

**Hank Masterson**

**244-1414**

1. The Fire Department has no problems with this proposal.
2. Submit complete building plans for office to the Fire Department for our review and approval.

**MESA COUNTY BUILDING DEPARTMENT**

**10/15/96**

**Bob Lee**

**244-1656**

The building to be built must comply to the Uniform Building Code. A building permit is required. The office must be handicapped accessible.

**GRAND JUNCTION DRAINAGE DISTRICT**

10/22/96

**John Ballagh**

242-4343

---

The open Appleton Drain is along the southeasterly side of this lot. There is a dedicated 40' right-of-way to the Grand Junction Drainage District. The proposed 6' chainlink fence should recognize that right-of-way and be placed off the right-of-way. Containment of fluids from towed vehicles should be required. The surface runoff from Arrowest Road enters the Appleton Drain via a gutter inlet and a small diameter corrugated metal pipe.

**UTE WATER**

10/29/96

**Gary Mathews**

242-7491

---

1. Contact with Ute Water is needed if the Fire Department requires fire protection inside the building.
2. Construction plans required 48 hours before development begins.
3. Policies and fees in effect at the time of application will apply.

**U S WEST**

10/17/96

**Max Ward**

244-4721

---

For timely telephone service, as soon as you have a plat and power drawing for your development, please.....

MAIL COPY TO:

U S West Communications  
ATTN: Max Ward  
P.O. Box 2688  
Grand Junction, CO 81505

We need to hear from you at least 60 days prior to trenching.

**GRAND VALLEY RURAL POWER**

10/17/96

**Perry Rupp**

242-0040

---

No comments at this time.

**River Road Towing Inc.**  
2381 River Road  
Grand Junction, Co. 81505  
Phone (970)241-6611  
Fax (970) 243-3520

Michael T. Drollinger  
Community Development Dept.  
250 North 5th st.  
Grand Junction, Co. 81501

Dear Michael

Regarding lot #20 of Arrowest Subdivision.

Parking will be south of the building with handicapped stall closest to building as indicated, with paved parking. there are no steps for handicapped accessibility.

Parking is accessable by pulling in forward. there is room to turn around in the parking area to avoid backing into traffic.

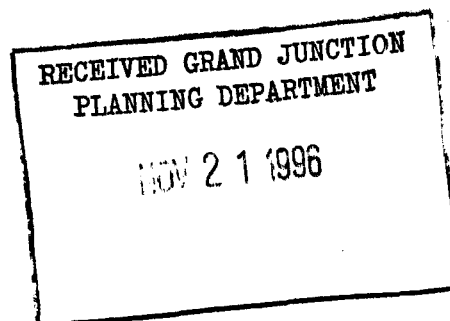
Landscaping will be infront of the fence. From fence to gutter will be playground blade grass, with Crabapple/Apple ( Malus spp.) trees every 40 feet. Minimum purchase size of 1.5 inch caliper measured, one foot above ground level.

Water for landscaping will be provided by 360 degree 10 foot spray head sprinkling system with ten foot spacing.

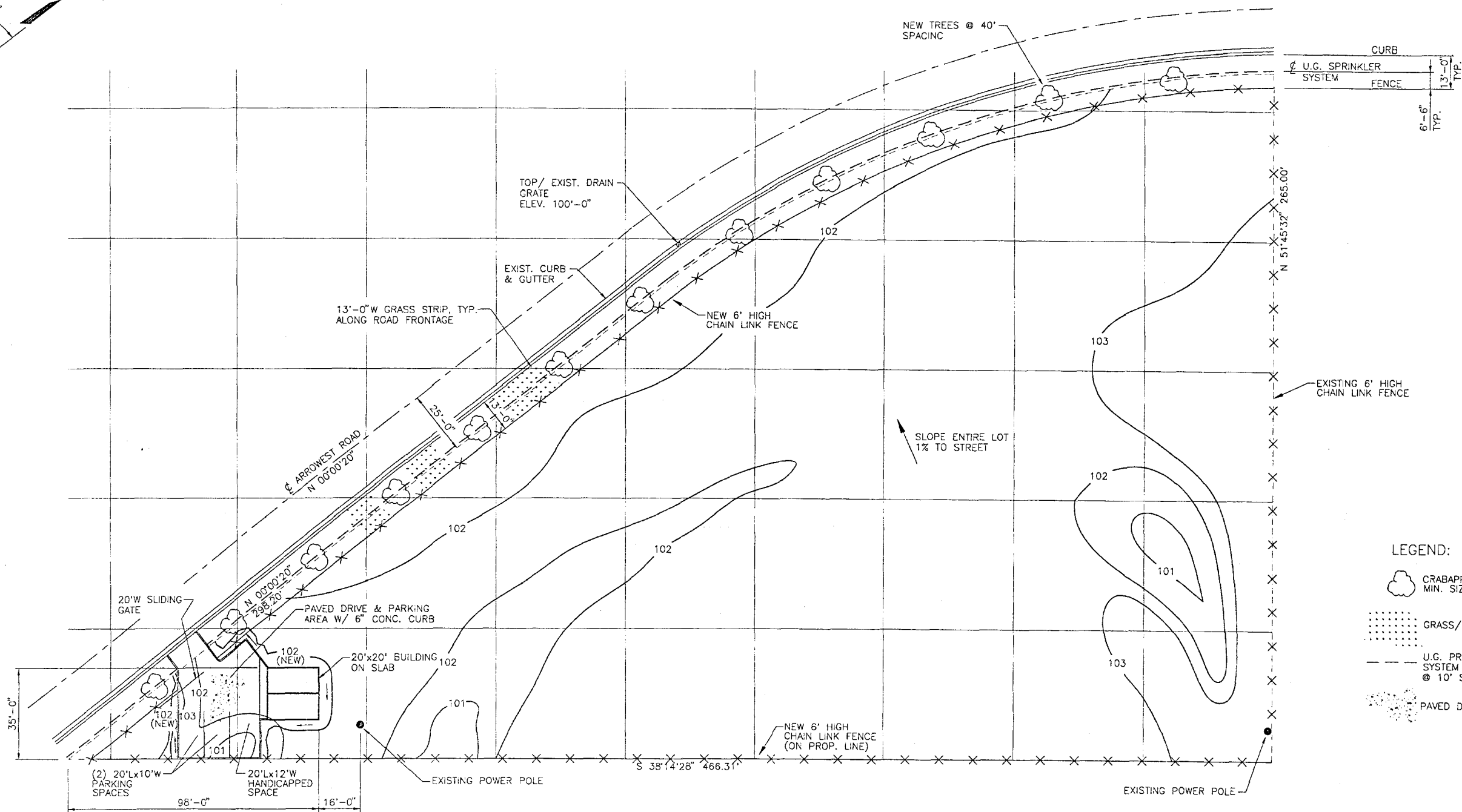
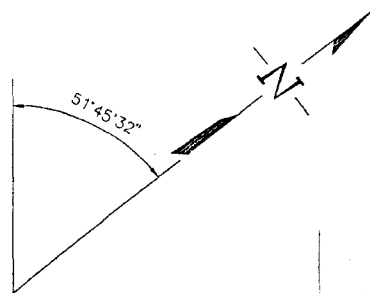
The above is illustrated in the icluded revised plot copies. Thank you for your help.

Sincerely,

  
Blake Rickerd







- LEGEND:**
- CRABAPPLE/APPLE MALUS SPP.  
MIN. SIZE = 1 1/2" CALIPER  
@ 1'-0" ABOVE GROUND
  - GRASS/ PLAYGROUND MIX
  - U.G. PRESSURIZED SPRINKLER SYSTEM W/ 360° SPRAY NOZZLES @ 10' SPACING
  - PAVED DRIVE & PARKING AREA

**GENERAL NOTES:**  
1. AN UNDERGROUND, PRESSURIZED SPRINKLER SYSTEM WILL BE PROVIDED.

APPROVED *[Signature]* 11-22-92  
ANY CHANGE OF DETACHMENTS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

COMMUNITY DEVELOPMENT APPROVAL		
SIGNATURE	TITLE	DATE

DRAWING NO.	TITLE	DRAWING NO.	TITLE	REV. NO.	DATE	BY	DESCRIPTION	JOB NO.	APP.	DATE	BY	DESCRIPTION

THIS DRAWING IS CONFIDENTIAL PROPERTY. IT MAY NOT BE COPIED, REPRODUCED, REVISED, OR HAVE ANY WORK PERFORMED FROM IT WITHOUT THE EXPRESS WRITTEN CONSENT OF ITS OWNER.

DESIGN/DRAFTING	BY	DATE
	F. GOFF	10/23/96
APPROVED:		
OWNER SIGNATURE & ADDRESS		

708 ARROWEST ROAD  
SITE, GRADING & DRAINAGE, & LANDSCAPING PLAN

SCALE: 1" = 20'  
DWG. NO. 9601-CS-01

SAR-1996-024

**DEVELOPMENT DATA**

ADDRESS: 2004 NORTH 12TH ST.  
 ZONING: B-3  
 USE: EXISTING - COMMERCIAL AND MEDICAL OFFICES  
 ADDITION - COMMERCIAL AND MEDICAL OFFICES

**LAND USE BREAKDOWN**

TOTAL SITE AREA = .74 ACRES (32,093.7 SF)  
 TOTAL BUILDING AREA = 15,508 SF  
 ADDITION = 1,990 SF (12.8%)  
 TOTAL PARKING AREA = 20,525 SF  
 TOTAL LANDSCAPED AREA = 569 SF

**PARKING:**

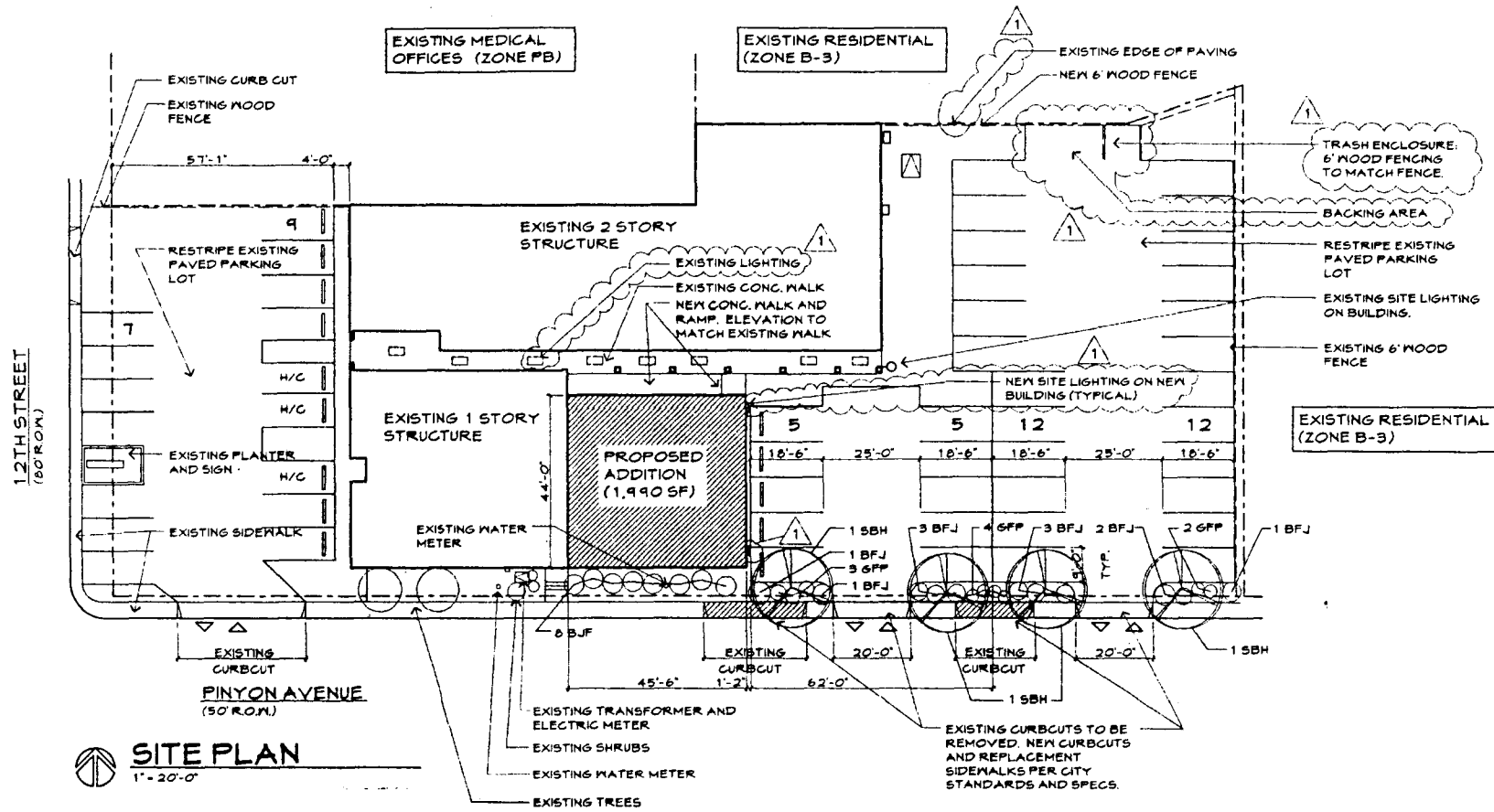
COMMERCIAL (11,100 SF) = 37 SPACES  
 MEDICAL (4 THERAPISTS) = 16 SPACES  
 PARKING REQUIRED = 53 SPACES  
 PARKING PROVIDED = 50 SPACES  
 (HOSPITAL PERSONNEL TO USE PARKING FACILITIES PROVIDED ACROSS 12TH ST.)

**UTILITIES:**

GAS - PUBLIC SERVICE CO.  
 ELECTRICITY - PUBLIC SERVICE CO.  
 SANITARY SEWER - CITY OF GRAND JUNCTION  
 WATER - CITY OF GRAND JUNCTION  
 TELEPHONE - U.S. WEST

**APPROVAL SIGNATURES**

*Kevin L. Caldwell* 12/12/96  
 CITY ENGINEER COMM. DEV. DATE



**SITE PLAN**  
 1" = 20'-0"

**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE
SBH	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST HONEYLOCUST	1 1/2'
BFJ	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL
GFP	POTENTILLA FRUITICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL

NOTE: PROVIDE A PRESSURIZED UNDERGROUND IRRIGATION SYSTEM AT NEW LANDSCAPING AREAS.

**FANHAUS INC.**  
**FRANK A. WAGNER**  
 ARCHITECT AIA  
 115 No. 8th Street #440  
 Grand Junction, Colorado  
 81501 (410) 248-2122



**CONSULTANTS**

**SITE PLAN**  
**LANDSCAPING PLAN**

**COMMUNITY**  
**PROFESSIONAL**  
**PLAZA**

RECEIVED GRAND JUNCTION  
 PLANNING DEPARTMENT  
 DEC 3 1996  
 FINAL 12/12/96  
 KKA

PROJECT NO:  
 DATE: 10/17/96  
 DRAWN: MEO  
 REVISIONS:  
 1. 11/21/96

SHEET NO.