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File 1993-0029

Name: Thrifty Car Rental - 750 Horizon Dr. - Special Use

P r e s e n t	S c a n n e d	<p>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.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>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.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
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		Reduction of assessor's map.
		Evidence of title, deeds, easements
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		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
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X	X	*Review Comments
		*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	X	Action Sheet - Approved - 6/7/93	X	X	Site Plan - to be scanned
X	X	Appraisal by Carl L. Hochmuth			
X	X	All Correspondence			
X		Ground Lease Agreement - Bk 1952 / Pg 709			
X		Consent to Lease - Bk 1953 / Pg 908			
X	X	Special Lighting Details			
X		Easement Agreement - Bk 1975 / Pg 814 - not conveyed to City			
X		Drainage Easement Agreement - Bk 1983 / Pg 370 - not conveyed to City			
X		Excerpts from Laws of the State of CO regulating the practice of Professional Eng.			
X	X	Wall Diagram			
X		Sand Trap Illustration			
X	X	Grading Plan - to be scanned			
X		Utility Plan			
X		Elevation Plan			



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt _____
 Date _____
 Rec'd By _____
 File No. #29 93

We, the undersigned, being the owners of property situated in Mesa County,
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use				H.O.	Commercial/Car Rental
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>B. C. Currier</u>	<u>Westrac Inc.</u>	<u>Burke Construction Inc.</u>
Name c/o Western States Motel Operations Inc.	Name 752 Horizon Dr.	Name 336 Main St. Ste#201
Address P. O. Box 1725	Address Grand Jct. 81506	Address Grand Jct. 81501
City/State/Zip Grand Jct. 81502	City/State/Zip Grand Jct. 81506	City/State/Zip Grand Jct. 81501
Business Phone No. 303-243-7556	Business Phone No. 303-243-7556	Business Phone No. 303-243-0564

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

[Signature] 3/8/93
 Signature of Person Completing Application Date

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

PROJECT NARRATIVE

Thrifty Car Rental

HISTORY: Thrifty Car Rental has been operating in Grand Junction for the past 6 years. Thrifty is a subsidiary of Chrysler Motor Co., and sells franchises world wide. The local franchisee is John Pabst, a long time resident and businessman in the Grand Valley.

PROPOSAL: Thrifty Car Rental currently operates out of the Howard Johnson's facility. Mr. Pabst has leased approximately 1.4 acres directly south of the Zarlingo Service Station and west of the Mezoland property. Mr. Pabst's proposal would entail construction of a new counter building of approximately 2720 sq. ft. and a new service/wash building around 1250 sq. ft. in size. The balance of the facility would be taken up by parking for both employees and rental cars.

The property is owned by B. C. Currier; however, it is currently leased by the Holiday Inn across the street. They have a 50 year lease on this portion as well as that currently being occupied by Wendy's, Mezoland, and Horizon Drive Standard. Mr. Pabst has a 20 year sub-lease with 2 (two) 5 year extensions.

IMPACT: It is our opinion that impact to the neighborhood is minimal. Geographically the move to the new location is less than 500'. Peak traffic rates of 20 cars per hour will be better served off the private street into Mezoland than the ingress/and egress out of the Howard Johnson's/Starvin Arvin parking lot. Planned staging areas and a considerably larger parking lot will greatly improve the congestion off and on Horizon Drive.

SERVICES: Thrifty Car Rental provides daily, weekly, and long term car and truck rental to the surrounding area. Customers arriving at Walker Field will be picked up in shuttle busses and taken to the new facility for processing and car pickup. Shuttle busses greatly reduce the number of vehicle trips of individual cars to and from the airport.

ADJACENT LAND USES: Surrounding land use is all in the HO Matrix, except BLM/Airport land to the south and I-70 right-of-way on the southwest corner.

DEVELOPMENT SCHEDULE: Because the project is relatively small, development and construction should be complete within 120 days after approval of special use permit.

2701-364-00-070
Kenneth Field/M. Krecek
c/o Stellar Properties
P.O.Box 796847
Dallas, TX 75379-6847

2701-364-00-019
E.C. Currier
c/o Holiday Inn
P.O.Box 1725
Grand Junction, CO 81502

2701-364-00-022 thru 026
L.K. Smith/C. Biggs
c/o Holiday Inn
P.O.Box 1725
Grand Junction, CO 81502

2701-364-26-019
BLM/Skyline Joint Venture
c/o Bernard Buescher
P.O.Box 1752
Grand Junction, CO 81502

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to NOT Remove
from Office



CARL L. HOCHMUTH, AND ASSOCIATES
535 GRAND AVE., SUITE B / GRAND JUNCTION, CO 81501 / 242-4378

March 5, 1993

Tom Burke Construction
336 Main Street
Grand Junction, CO

Dear Mr. Burke:

In accordance with your request, and for the purpose of a submission to the Planning Department, I have made an appraisal of a parcel of land located west the present Wendy's Restaurant miniature golf course on Horizon Drive, Grand Junction, CO. The subject property being a part of a larger tract of land. The purpose of the appraisal is to estimate the market value of a tract which contains 60,670 s.f of land area.

After making a physical inspection of the site and analyzing available sales of vacant land, reviewing expired and current listings and contacting local realtors and other reliable sources, I was able to arrive at an opinion of value for the subject. It is my opinion that the market value of the subject site, as of March 1, 1993 is:

SIXTY THOUSAND FIVE HUNDRED DOLLARS
(\$60,500.00)

This value estimate is subject to the Certification and Statement of Limiting Conditions, which are attached hereto and made a part hereof. This report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice. This assignment has to do only with the value of the vacant land and no consideration has been given to any proposed improvements. A brief report is attached of my findings and conclusions, upon which in part, my opinion of value is based.

Respectfully submitted,

Carl L. Hochmuth, Ph.D
State Certified Appraiser
CG01313749, CRA

#29
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From Office

REVIEW COMMENTS

Page 1 of 5

FILE NO. #29-93

TITLE HEADING: Special Use Permit

LOCATION: 750 Horizon Drive

PETITIONER: Thrifty Car Rental

PETITIONER'S ADDRESS/TELEPHONE: Westrac, Inc.
752 Horizon Drive
Grand Junction, CO
243-7556

PETITIONER'S REPRESENTATIVE: Tom Burke, Burke Construction

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
ON OR BEFORE 5:00 P.M., MARCH 29, 1993.**

CITY ATTORNEY 3/10/93
Dan Wilson 244-1501

None

PUBLIC SERVICE COMPANY 3/11/93
Dale Clawson 244-2695

Electric and Gas: No objections.

PARKS & RECREATION 3/15/93
Don Hobbs 244-1542

Based upon appraised value of \$60,500 x 5% = \$3,025 due in open space fees.

UTE WATER 3/15/93
Gary R. Mathews 242-7491

Ute Water has an 8" line on the SW side of Zarlingo's Auto. The 8" line running NE across the front of this property is a private fire line and has a back flow preventor installed. Domestic water cannot be tapped off this line. Policies and fees in effect at the time of application will apply. Domestic water can be tapped off the 8" line on the SW side of Zarlingo's or off of Horizon Drive.

U.S. WEST 3/11/93
Leon Peach 244-4964

Appears there may be a need for telephone easement from this property to Horizon Drive as we have no cable in the area.

CITY DEVELOPMENT ENGINEER 3/16/93
Gerald Williams 244-1591

See attached.

CITY UTILITY ENGINEER 3/15/93
Bill Cheney 244-1590

WATER - Ute Water

SEWER

1. Show proposed sewer service to "Retail" and "Service" facility.
2. A sand/grease trap will be required for the "Service" facility. Contact the Industrial Pretreatment Coordinator, 244-1489 for an "Industrial Pretreatment Permit Application" and approval for the sand/grease trap.
3. The sewer "Plant Investment Fee" will be based on the type of service provided at the "Service" facility. Contact Utility Billing at 244-1580 for amount of fee.

COMMUNITY DEVELOPMENT DEPT. 3/18/93
Kristen Ashbeck 244-1437

See attached.

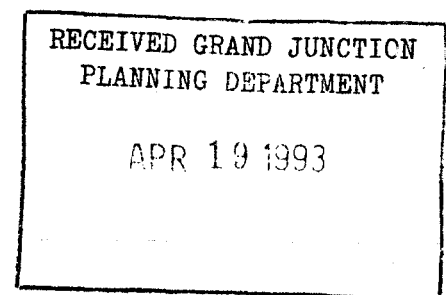
4-7-93

— Thrifty Car Rental —

2993

1. 1% grade minimum allowed by Uniform Plumbing Code for service line.
2. Connection of service line not allowed into man hole.
3. Adequate cover not provided at Sta. 1+20.
4. Provide easement for service line located outside property boundaries.
5. Provide illustration and detail of grit trap.
6. Too many inverts are shown at the existing man hole.
7. Service line must come into pipe above spring line of pipe.
8. More cleanouts are needed between 0+00 and Sta. 2+43. Check spacing with County Building Department.

Bill Cheney
Utility Engineer



CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

To: (From:) _____ From: (To:) _____

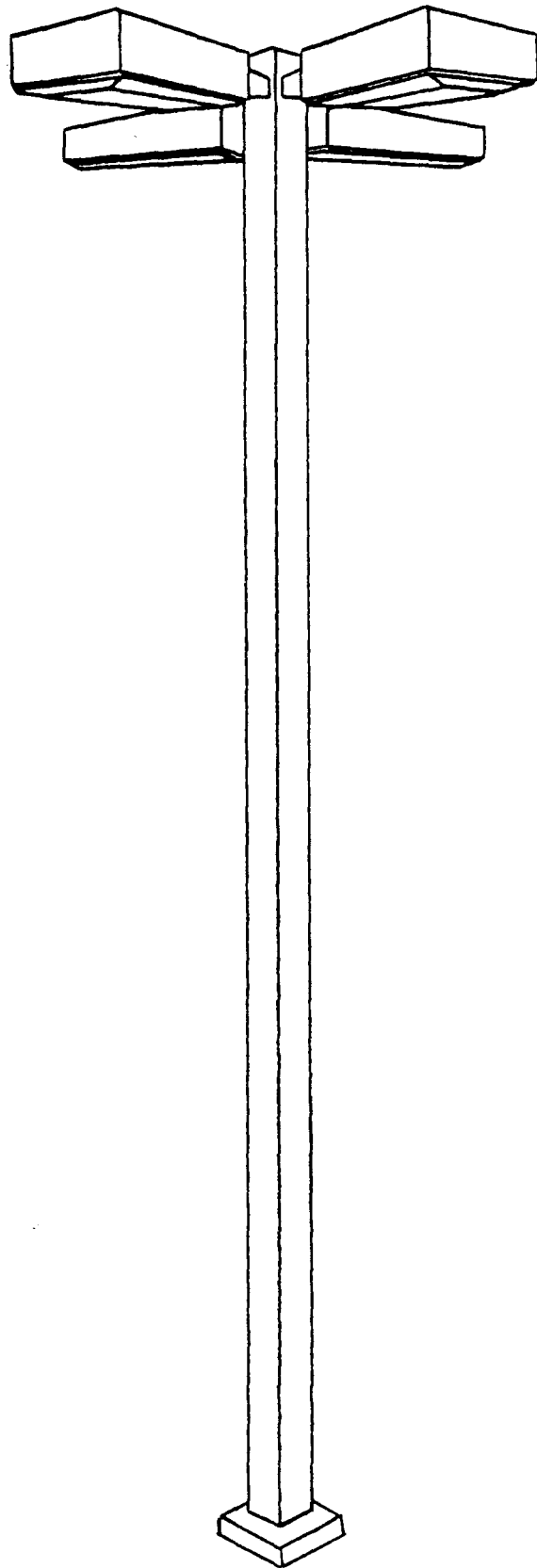
$$\text{Parking Area} = 55.047 \times .05 = 2,752 \text{ sq ft}$$

$$\text{Drainage Area} = 1500 \text{ sq ft}$$

$$\text{Building Area} = 150 + 75 + 75 + 75 + 200 = 575 \text{ sq ft}$$

$$\text{Entrance (on-site)} = 225 \text{ sq ft} = 2200 \text{ sq ft} - 1975 \text{ sq ft}$$

HAPCO SPECIAL LIGHTING POLES FOR AREA LIGHTING APPLICATIONS



SQUARE NON TAPERED

CATALOG NUMBER	MTG. HGT.	TUBE SIZE	WALL THICKNESS	SUGGESTED LOADING CHARACTERISTICS		
				TOTAL WEIGHT (LBS)	TOTAL EPA (LB/FT)	
					80 MPH	90 MPH
11-043	8'	4"0.125"	300	16.3	12.4	9.7
11-063	10'	4"	0.125"	230	12.1	9.1
11-064	10'	4"	0.188"	300	18.5	14.1
11-083	12'	4"	0.125"	160	9.2	6.7
11-084	12'	4"	0.188"	230	14.5	10.8
11-086	12'	5"	0.125"	300	15.7	11.6
11-103	14'	4"	0.125"	120	7.0	4.8
11-104	14'	4"	0.188"	170	11.5	8.4
11-106	14'	4"	0.125"	250	12.3	8.8
11-123	15'	4"	0.125"	100	6.1	4.0
11-124	15'	4"	0.188"	140	10.3	7.3
11-126	15'	5"	0.125"	220	10.9	7.7
11-135	16'	4"	0.125"	90	4.1	2.5
11-144	16'	4"	0.188"	130	7.2	5.0
11-147	16'	5"	0.188"	280	12.8	9.3
11-163	18'	4"	0.125"	70	2.7	1.3
11-164	18'	4"	0.188"	100	5.5	3.6
11-165	18'	4"	0.250"	130	8.0	5.5
11-167	18'	5"	0.188"	230	10.2	7.1
11-184	20'	4"	0.188"	80	4.0	2.3
11-185	20'	4"	0.250"	100	6.3	4.0
11-187	20'	5"	0.188"	180	8.0	5.2
11-188	20'	5"	0.250"	220	11.8	8.2
11-247	25'	5"	0.188"	110	3.7	1.4
11-248	25'	5"	0.250"	150	6.7	3.8
11-250	25'	6"	0.188"	180	7.3	4.0
11-251	25'	6"	0.250"	250	11.9	7.8
11-254	25'	6.625"	0.250"	300	15.8	10.5
11-290	30'	6"	0.188"	130	2.8	-
11-291	30'	6"	0.250"	170	6.6	3.0
11-294	30'	6.625"	0.250"	240	9.5	5.1

If an arm is used its weight and E.P.A. are to be included with luminaire and E.P.A.

The above catalog numbers are for side mounted fixtures. Top mounted square poles are also available.

CONTACT FACTORY FOR DETAILS.

REVIEW COMMENTS
FOR
THRIFTY CAR RENTAL

April 23, 1993

Site Plan

The handicap parking space provided should be at least 8.0 feet wide with 8.0 feet minimum width loading/unloading area striped, located on the right-hand side of the parking stall.

Grading Plan

1. The drain pipe should be extended to outflow over the bottom of the channel, or provide embankment erosion protection.
2. Does the outfall pipe go off Zarlingo's property? If so, an easement or agreement is required from the owner. Show the limits of Zarlingo's property in the area.
3. The three-foot high retaining wall (if kept as part of the design) will need to be designed against overturn.
4. Show the ponded water surface elevations for the 2- and 100-year storms on the drawing.
5. A bottom shape should be provided in the basin to the outlet.
6. The PVC outlet pipe must be noted as SDR 35 or stronger.
7. The outlet box detail does not match the drainage report detail, nor calculated information. Per calculations, the centerline of the 3" orifice is at elevation 26.00 (which allows for pond bottom slope, which would result in lowering the outlet pipe accordingly. Other elevation information, such as a weir elevation of 29.00, should be shown.
8. The report mentions an inlet box with a grated top. Will a grate be provided? It would be a safety improvement.
9. The report indicates that inflow of runoff from off-site does not occur. From the Grading Plan, it appears that it may occur from the north if a swale is not constructed to direct runoff around the west side of the property.
10. All the grades on the site were not reviewed, because they have not yet been revised since the last review.

Drainage Report

1. See note 9 under Grading Plan.
2. The head used in the orifice calculations are based upon the center of the opening at elevation 26.00, not the invert at elevation 26.00, nor the invert at elevation 27.00. There is some discrepancy in the report and drawings regarding this. The only revision required of the report is to revise the detail (last page) to show the centerline of the invert at elevation 26.00, and the pipe and bottom of the inlet changed accordingly.

Reviewed by Gerald Williams



THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANTS

April 23, 1993

Gerald Williams
Engineering Department
City of Grand Junction
250 North 5th. Street
Grand Junction, CO 81501

RE: File 23-93, THRIFTY CAR RENTAL

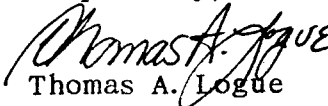
Dear Mr. Williams:

In response to your review comments the following is provided for your consideration:

1. Erosion protecting has been added to the accompanying revised Grading Plan at the end of the outlet pipe.
2. An easement for the outlet pipe has transmitted to the Community Development Department under separate cover.
3. Since the Grading Plan is to be utilized as a construction document the water surface elevations for the 2 and 100 year storm have not been added to the plan. This data is included within the Drainage Report.
4. A bottom slope has been added to the detention basin.
5. The outlet pipe has been noted to be SDR-35 PVC.
6. The outlet box has been changed to match information contained within the Drainage Report.
7. A steel grate has been added to the Inlet Box Detail.
8. The pavement edge along the northerly property boundary is designed to be above the elevation of the adjoining property. Therefore, any surface drainage originating north of the property will be diverted around the site.

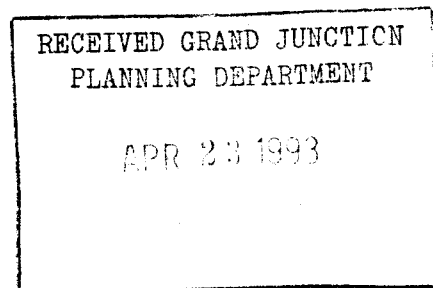
A record set of plans and a revised Drainage Report, Stamped by a Colorado Registered Engineer will be transmitted under separate cover by April 27, 1993.

Respectfully,


Thomas A. Logue

Attachments: Revised Plan

xc: Community Development Dept.
Burke Construction, Co.



EXCERPTS
from
LAWS OF THE STATE OF COLORADO
REGULATING
THE PRACTICE OF PROFESSIONAL ENGINEERING

12-25-101. **General provisions.** In order to safeguard life, health and property and to promote the public welfare, the practice of engineering is declared to be subject to regulations in the public interest. It shall be deemed that the right to engage in the practice of engineering is a privilege granted by the state through the registration board; that the profession involves personal skill and presupposes a period of intensive preparation, internship, due examination, and admission; and that a professional engineer's license is solely his own and nontransferable.

12-15-102

(10) "Practice of engineering" means the performance for others of any professional service or creative work requiring engineering education, training and experience and the application of special knowledge of the mathematical and engineering sciences to such professional services or creative work, including consultation, investigation, evaluation, planning, design, surveying, and supervision of construction for the purpose of assuring compliance with specifications and design (but supervision of construction shall not include, unless responsibility therefore is specifically assumed by contract, superintendence of any contractor's or subcontractor's processes, means, methods, equipment or personnel for the purpose of maintaining a safe place to work or safety in or about the site of the work) in connection with the utilizing of the forces, energies, and materials of nature in the development, production, and functioning of engineering processes, apparatus, machines, equipment, facilities, structures, buildings, works, or utilities, or any combination or aggregations thereof, employed in or devoted to public or private enterprise or uses.

(14) "Responsible charge" means control and direction of engineering work within a professional engineer's scope of competence. Experience may only be classified as "responsible charge" if the engineer is registered, unless the work involves an activity exempted pursuant to section 12-25-103.

12-15-105

(6) The practice of engineering in violation of any of the provisions of this part 1 shall be deemed a class 3 misdemeanor and shall be restrained by injunction in any action brought by the attorney general or by the district attorney of the proper district. Such actions shall be brought in the county in which the violation occurs.

(7) Any persons, partnership, professional association, joint stock company, or corporation who violates any of the provisions of this part 1 commits a class 3 misdemeanor and, upon conviction thereof, shall be punished as provided in section 18-1-106, C.R.S.

12-25-108. **Suspension or revocation of certificates.** (1) The board has the power to suspend, revoke, or refuse to renew the license and certificate of registration of or reprimand any registrant who is found guilty of:

(b) Any substandard practice, two or more acts of negligence, an act of incompetence, or misconduct in the practice of his profession;

12-25-117. **Professional engineer seal.**

(2) The final plans, of which designs, drawings, specifications, and reports may be a part, resulting from the practice of engineering shall be identified with and bear the seal or facsimile and signature of the engineer in responsible charge.

(3) The seal and signature shall be used by an engineer only when the work being stamped was under the engineer's complete direction and control.

City Notes: 1. Underlining was added by the City of Grand Junction.

2. All submittals of engineering work to the City must be sealed and signed unless it is only for a conceptual, tentative, "vicinity sketch", ODP, or preliminary submittal process. Unsealed final submittals (submittals which, per the development code are not preliminary) will not be reviewed.

3. Engineering work which is submitted which exhibits substandard practice may be forwarded to the State Board of Registration for review.



June 7, 1993

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Mr. Tom Burke
Burke Construction Inc.
336 Main Street Suite 201
Grand Junction, Colorado 81501

Dear Tom,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Special Use permit for the Thrifty Car Rental to be located at 750-1/4 Horizon Drive. This approval is subject to the following requirements being met prior to issuance of a Certificate of Occupancy:

- Recordation of the drainage easement agreement between BLM/Skyline Joint Venture and Westrac, Inc. Please provide book and page number to me for our file records.
- Receipt and approval of a stamped grading/drainage plan by the City Development Engineer.
- Obtain sign permit from Community Development Department.
- Construction of all improvements according to the Site Plan recorded with the Mesa County Clerk at Book 2, Page 31, Drawer W76.

Please call if you have any questions regarding these requirements.

Sincerely,

A handwritten signature in cursive script that reads "Kristen". The signature is written in black ink and is positioned above the typed name.

Kristen Ashbeck
Planner

xc: B.C. Currier, Western States Motel Operations
Westrac, Inc.



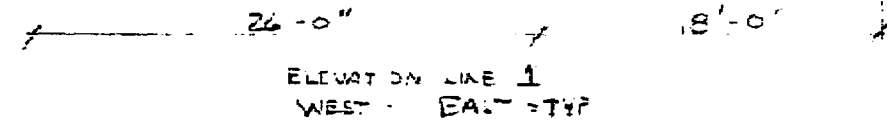
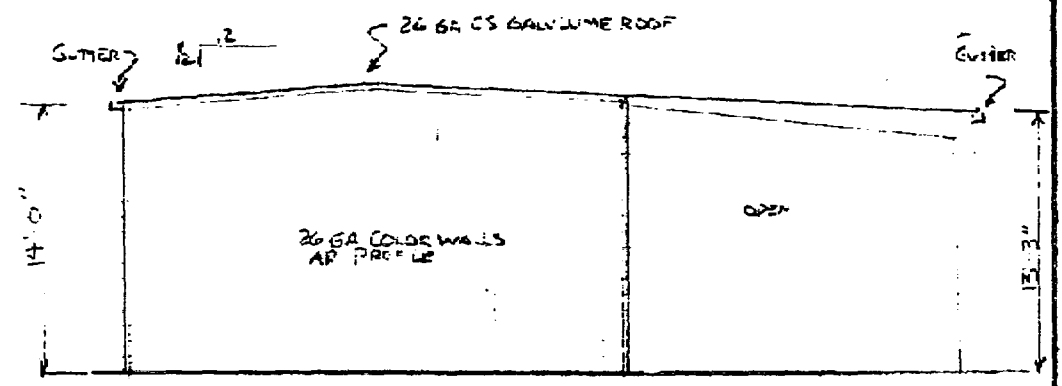
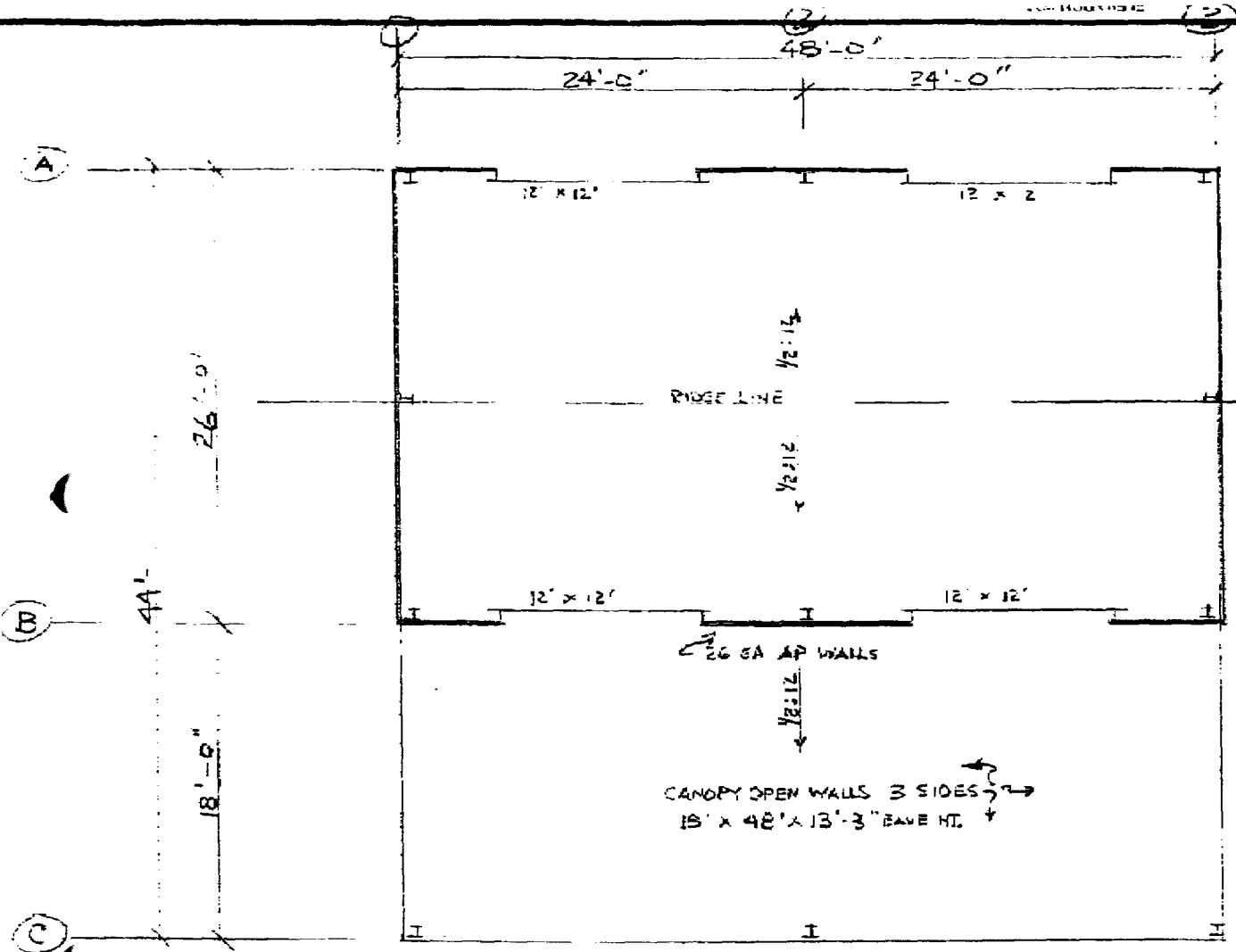
Rear of Subject



Street Scene



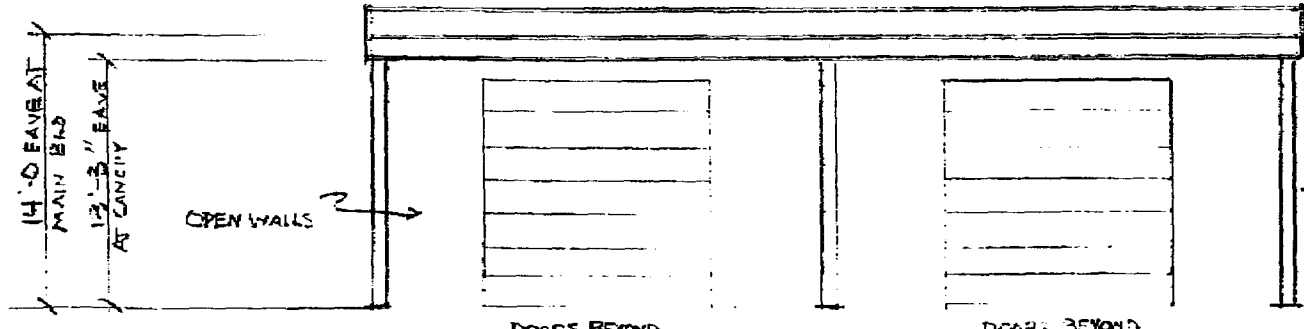
Front of Subject



RECEIVED GRAND JUNCTION
 PLANNING DEPARTMENT
 APR 20 1993



Page ___ of ___



ELEVATION LINE 2 SOUTH WALL

CHIEF CHIEF INDUSTRIES INC.	
Builder Name: BURKE CONSTRUCTION	
Customer Name: THRIFTY RENT A CAR	
Job Site: CIV GRAND JUNCTION	State: CO
P.O. No:	Date: 4-7-93

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) 256-4031



Ed Hokansen
First Colorado Corporation
PO Box 2041
Grand Junction, CO 81502-2041

September 22, 1999

RE: Signage for Property at 750-1/4 Horizon Drive

Dear Ed,

As requested, I have researched the signage for the lease parcels on Horizon Drive, one of which is referenced above. The City agrees that the total sign allowance for this parcel (750-1/4 Horizon Drive) shall be 150 square feet. The allowance may be divided between wall/roof signs and the freestanding sign but the total square footage for all signs may not exceed 150 square feet. This is consistent with the signs that were originally approved for the Thrifty project on this site (128 sf freestanding + appx 11 sf on building).

Please call if you have further questions about this information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", with a small flourish at the end.

Kristen Ashbeck
Planner



