

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

#86 93

Location: 2224 SANFORD Drive

Project Name: GULLIKSON TRUCKS

ITEMS		DISTRIBUTION																TOTAL REQ'D (9)						
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Planning	City Fire Department	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District GRAND J.R.	Water District	Sewer District	U.S. West		Public Service	GVRP	CDOT	Corps of Engineers	Walker Field	
● Application Fee \$250 ⁰⁰	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
● 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
● Evidence of Title	VII-2	1		1			1																	
○ Appraisal of Raw Land	VII-1	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-3	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
○ 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
○ 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
● 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 Report	X-10,11	1	1																					
○ Traffic Impact Study	X-15	1	2																		1			

Remove From Office

TOTAL REQ'D (9)

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 6-10-93
Conference Attendance: Mr. Gullikson, Dave Thornton
Proposal: TRUCK SALES
Location: 2224 SANFORD DRIVE

Tax Parcel Number: 2701-313-
Review Fee: \$250.00
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? N/A
Adjacent road improvements required? N/A
Area identified as a need in the Master Plan of Parks and Recreation? N/A
Parks and Open Space fees required? N/A Estimated Amount:
Recording fees required? YES Estimated Amount: 50.00
Half street improvement fees required? NO Estimated Amount:
Revocable Permit required?
State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #
Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? N/A
Avigation Easement required? N/A

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:

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] Signature(s) of Representative(s)



DEVELOPMENT APPLICATION

GULLIKSON HEAVY TRUCK AND EQUIPMENT SALES

Prepared for
Mr. Bruce Gullikson
P.O. Box 55026
Grand Junction, Colorado 81502

86 93
Do NOT Remove
From Office

NARRATIVE

PROPOSAL

Application for Development is sought to complete construction of a sales lot for large trucks and heavy equipment. The business will offer competitively priced construction equipment and semi-tractor type trucks. The accent will be on variety and high quality used equipment.

LOCATION

The development parcel occupies 1.3 acres to the northeast of Westgate Inn (Otto's Restaurant) and southeast of the I-70 and Hwy. 6&50 interchange. It will be the first business developed within Sellars Subdivision, a recorded and approved subdivision.

SCHEDULE

Development is expected to follow immediately upon approval of the initial concept submitted within the application. An immediate construction start is planned to enable business to commence this summer.

AREA IMPACT

The site was selected for development because of its proximity to I-70 and the I-70 Business Rt. This particular business caters to interstate transportation and delivery systems and will exploit the high visibility and easy access provided by the adjoining infrastructure. The business is compatible with local uses which include a diesel fuel station, motel and restaurant, and discount lumber sales. The entire Sellars subdivision is zoned for commercial use, as well as Railhead Industrial Park and SWD Subdivision. The development and operation of the business will adhere to all current zoning requirements and standards.

Narrative for
Gullikson Heavy Truck and Equipment Sales
Grand Junction, Colorado

Original
Do NOT Remove
From Office
#86

TRAFFIC ANALYSIS

The business will utilize Sanford Drive as public access. The street is already improved with pavement and concrete drainage pans designed specifically for large profile vehicle traffic. Sanford Drive accesses I-70 Business Rt. through an improved intersection on the northeast side of the highway about one-quarter mile southeast of the interchange at Exit 26 of I-70. Full width turning lanes are available within a median strip on the highway painted for the express purpose of acceleration and deceleration associated with the turning movements of the intersection. No significant impact or decrease in the level of service of these streets is anticipated.

DEVELOPMENT GUIDELINES

The bulk of the development improvements will be slighted toward the street side of the property, including the 10x36 foot office trailer, which will have the wheels removed from the axles and which will be installed on a permanent foundation. Proper landscaping will be employed along the street frontage to provide screening and a pleasant curb appeal. The development plan will adhere to City specifications and guidelines for minimum standards regarding parking, access, lighting, landscaping and utility connections and will follow along the suggestions recommended by the final review and approval of this application. There are current utility connections for water and sewer. The remaining utilities will be brought to the site by the individual utility company. Surface drainage will not be significantly changed from historical cross flow because the bulk of the surfacing will be porous gravel graded to match existing terrain. No conflict with pedestrian traffic is expected in this area.

Narrative for
Gullikson Heavy Truck and Equipment Sales
Grand Junction, Colorado



REVIEW COMMENTS

Page 1 of 2

FILE NO. #86-93

TITLE HEADING: Site Plan Review - Gullikson Heavy
Truck and Equipment Sales

LOCATION: 2224 Sandford Drive

PETITIONER: Bruce Gullikson

PETITIONER'S ADDRESS/TELEPHONE: 166 Edlun
Grand Junction, CO
241-0401

PETITIONER'S REPRESENTATIVE: Western Engineers

STAFF REPRESENTATIVE: David Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

COUNTY BUILDING DEPARTMENT
Bob Lee

7/19/93
244-1656

A building permit is required for the office trailer and covered porch. the trailer must be UBC approved and set up as required by the Uniform Building Code. Handicap access is required to the office as well as a handicapped accessible restroom (see Section 511, U.B.C., 1988).

CITY UTILITY ENGINEER
Bill Cheney

7/20/93
244-1590

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT
David Thornton

7/20/93
244-1447

See attached comments.

CITY DEVELOPMENT ENGINEER
Gerald Williams

7/22/93
244-1591

1. Either detention or retention is required, or, if the ordinance passes, a drainage fee in lieu of may be acceptable. Note that most of the site will be changed from an "undeveloped area" to having "gravel and soil traffic area". See Appendix B of the Drainage Manual.

2. To help minimize the tracking of gravel onto the street, the driveway shall be paved with concrete. Show and call it out, and add it to the Improvements Agreement.

CITY ATTORNEY
John Shaver

7/21/93
244-1506

No comments.

GRAND JUNCTION DRAINAGE DISTRICT
John L. Ballagh

7/23/93
242-4343

The closest GJDD facility is a reach of the Loman Drain system known as the arrowest drain. The existing open drain is along the northeasterly line of lot 2, block 2 and lot 1, block 3 of the replat. There are no known existing or planned hookups between the arrowest drain and the proposed truck sales yard at 2224 Sanford Drive. Attention should be paid to emerging State and Federal regulations concerning surface runoff from truck sales yards.

MESA COUNTY PLANNING
Mike Joyce

7/23/93
244-1642

Good use of lot. If possible could they be required to pave the driveway area and provide a paved area where gravel from the lot is not tracked onto the street pavement. How are the parking places going to be marked? How are the handicap spaces going to be used on a gravel surface?

STAFF REVIEW

FILE: #86-93 Gullikson Heavy Truck and Equipment Sales, 2224 Sanford Dr.

DATE: July 20, 1993

STAFF: David Thornton

STAFF ANALYSIS

Landscaping:

1798 sq ft required - 1833 sq ft provided

4 trees required - 4 trees provided

719 sq ft of shrub area required - approx. 500 sq ft proposed

Parking:

An area equal to approx. 5,267 sq ft - 6,417 sq ft provided

Signage:

116 sq ft of freestanding sign allowance allowed - 32 sq ft proposed

72 sq ft of roof/wall sign allowance - 72 sq ft proposed

116 sq ft total signage allowed - 104 sq ft proposed

REVIEW COMMENTS

1. The amount of landscaped area and type and size of landscaping meets the Zoning and Development Code requirement except the amount of shrub area provided. A suggestion would be to plant some trees along the Interstate 70 frontage for aesthetic treatment especially since approximately one-half of the landscaping requirement is calculated from the I-70 frontage and none is proposed there. The Zoning and Development Code allows staff to vary the size of the shrub area requirement if shade trees are provided in excess of the minimum requirement. Please revise the landscaping plan to incorporate minimum shrub area requirements (719 sq ft) or a proposal for a variance to the shrub area. The landscaping costs do not have to be guaranteed through the improvements guarantee unless a certificate of occupancy is needed prior to installation of the landscaping.

2. A fence permit is required. The proposed fencing meets code for location and height.

3. The proposed total sign square footage meets code. A sign permit is required for all signage. Only a licensed sign contractor can pull a permit. Please note that the roof sign must meet the following criteria as set forth in the zoning and development code: "Roof signs shall be manufactured in such a way that they appear as an architectural blade or penthouse and are finished in a manner that the visual appearance from all sides is that they appear to be a part of the building itself. No visible guy wires, braces, or secondary supports shall be used. Maximum height for roof signs shall be forty feet above grade."

4. The amount of parking as shown is adequate. Parking blocks or some other acceptable method of delineating parking spaces are required.

5. Adequate fire flow for fire protection is required.

6. **A Planning Clearance will not be issued until all issues from review agencies have been adequately resolved.**

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

1 2 2 0 3 3 0

DEVELOPMENT APPLICATION

GULLIKSON HEAVY TRUCK AND EQUIPMENT SALES

Prepared for
Mr. Bruce Gullikson
P.O. Box 55026
Grand Junction, Colorado 81502

RESPONSE TO REVIEW COMMENTS

COUNTY BUILDING DEPARTMENT

A building permit will be obtained for the office trailer and porch. The trailer is UBC approved and will meet all applicable codes for installation. The office and restroom will be handicap accessible as required.

CITY DEVELOPMENT ENGINEER

Retention is the method chosen for the excess runoff created by development and the site plan has been revised to reflect the proposed retention basin. A concrete driveway will be constructed as shown on the plan and has been added to the Improvements Agreement.

MESA COUNTY PLANNING

Parking spaces will be delineated with concrete parking blocks and decorative fencing. The hard packed road base (Class 4 or Class 5) will provide minimal restriction to disabled people, in particular those wishing to buy a semi-truck or large piece of construction equipment.

COMMUNITY DEVELOPMENT DEPARTMENT

Landscape plan has been revised to increase shrub area. Adequate landscaping will be installed as per City requirements. The landscaping will be installed after the permit of occupancy is needed.

All necessary permits for fencing and signage will be acquired. Parking blocks will be installed as shown on the revised plan. Fire flow is adequate.

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 46182

DATE 10-19-93

PERMISSION IS HEREBY GRANTED TO D & L Ent. TO OCCUPY THE

BUILDING SITUATED AT 2224 ~~888888~~ Sanford

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER _____

FOR THE FOLLOWING PURPOSE: UBC Office with porch roof

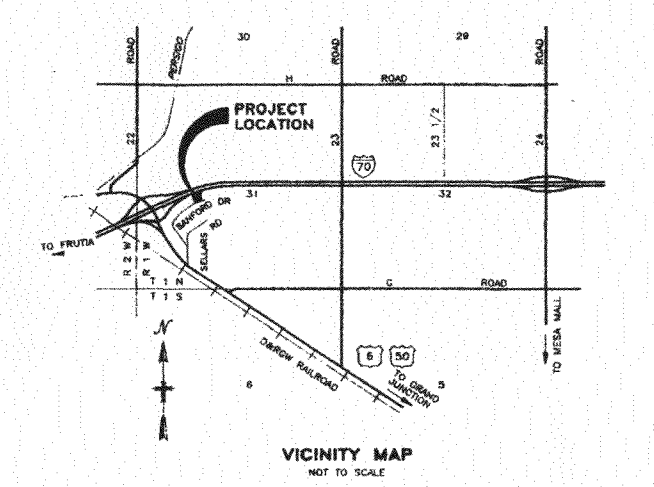
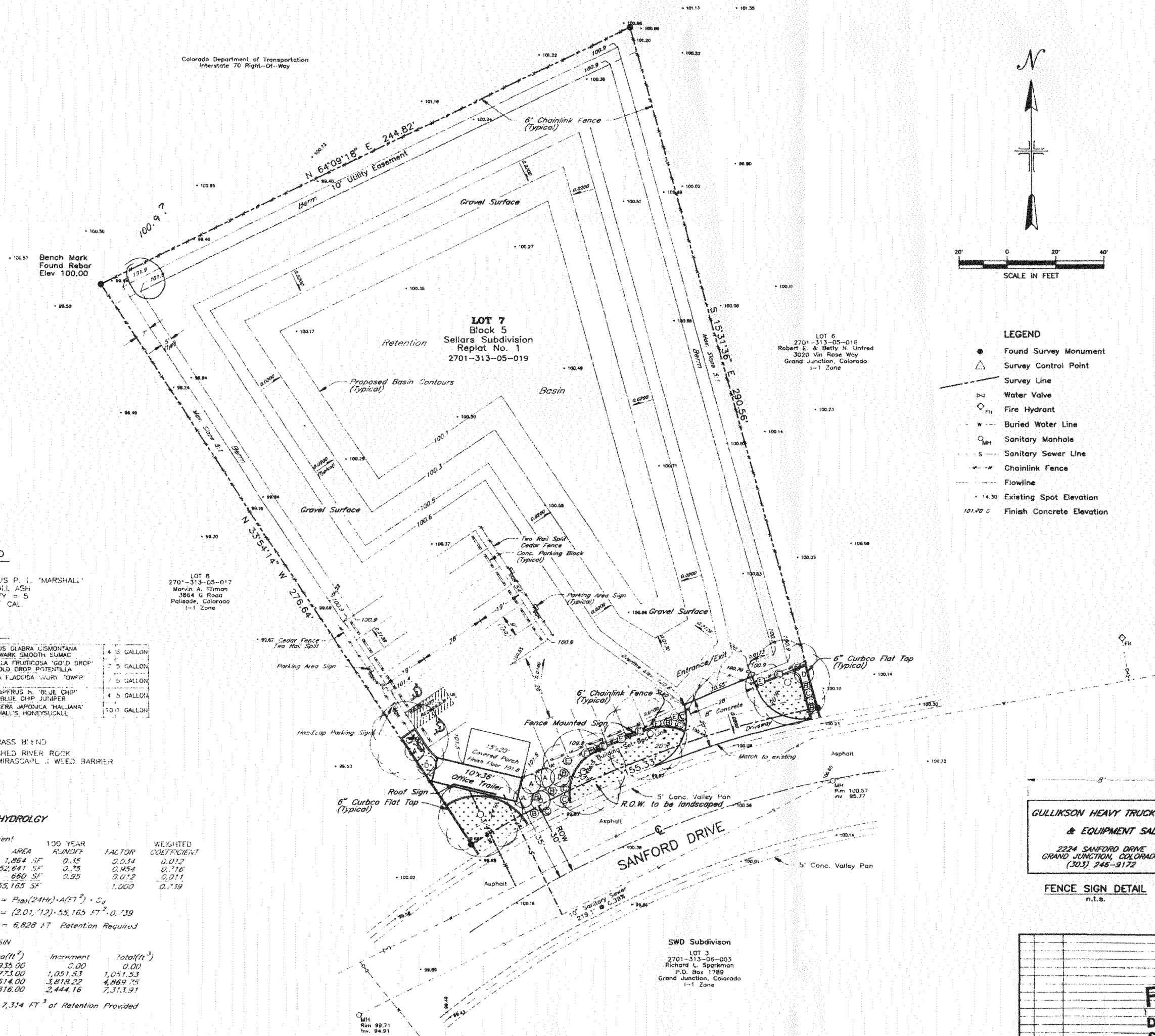
THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR

Mike Moschel

libby

Colorado Department of Transportation
Interstate 70 Right-Of-Way



- LEGEND**
- Found Survey Monument
 - △ Survey Control Point
 - Survey Line
 - W Water Valve
 - FH Fire Hydrant
 - W Buried Water Line
 - MH Sanitary Manhole
 - S Sanitary Sewer Line
 - Chainlink Fence
 - Flowline
 - 14.30 Existing Spot Elevation
 - 101.00 C Finish Concrete Elevation

- NOTES:**
- All construction shall conform and adhere to the City of Grand Junction, Department of Public Works and Utilities, Engineering Section, "Standard Specifications for Construction of Water Lines, Sanitary Sewers, Storm Drainage, and Irrigation Systems", "Detailed Street Construction Specifications" and "Standard Details."
 - The Sellars Subdivision, Replat No. 1, is zoned I-1 LIGHT INDUSTRIAL.
 - Landscaping shall conform to the provisions of Section 5-4-15 of the City of Grand Junction "Zoning and Development Code", July 5, 1989.
 - Irrigation shall be underground and pressurized. The system will require potable water as untreated irrigation water is unavailable.
 - The hydrologic conditions of the site will basically remain the same. The addition of gravel surfacing will not change the runoff coefficient. It will not be necessary to alter slopes of the existing lot. The 660 Sq.Ft. of building runoff will be offset by the amount absorbed by landscaping.

- TREE LEGEND**
- FRAXINUS P. I. 'MARSHALL'
 - MARSHALL ASH
 - QUANTITY = 5
 - 1- 1/2" CAL.
- SHRUBS**
- | | | | | |
|-----|----------------------------------|----|---|--------|
| (A) | RHUS GLABRA 'SISMONTANA' | 4 | 5 | GALLON |
| (B) | POTENTILLA FRUTICOSA 'GOLD DROP' | 7 | 5 | GALLON |
| (C) | YUCCA FLACIDA 'WURY 'OWFP' | 7 | 5 | GALLON |
| (D) | JUNIPERUS N. 'BLUE CHIP' | 4 | 5 | GALLON |
| (E) | LONICERA JAPONICA 'HALLIANA' | 10 | 1 | GALLON |
- GRASS
BLUEGRASS BLEND
2" WASHED RIVER ROCK
OVER MIRACAPL 3" WEED BARRIER

AREA SUMMARY

	PROPOSED	
LOT	55,165 SqFt	100%
GRAVEL	52,641 SqFt	95%
LANDSCAPE	1,864 SqFt	4%
BUILDING	660 SqFt	1%

The existing lot is new with no previous use.
Required landscaping is 861 Sq. Ft.
An additional 572 Sq. Ft. of R.O.W. will be included in the landscaping.

UTILITY LOCATIONS
Utility locations are approximate as provided by utility company location plans. Verify and field locate prior to any excavation, grading, or drilling. Utility Notification Center must be called two business days in advance, 1-800-922-1987.

RETENTION HYDROLOGY

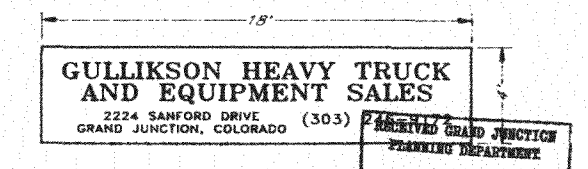
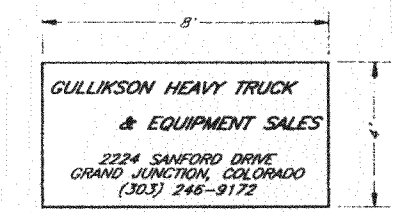
DESCRIPTION	AREA	100 YEAR RUNOFF FACTOR	WEIGHTED COEFFICIENT
Landscaping	1,864 SF	0.35	0.054
Gravel	52,641 SF	0.75	0.954
Bldg	660 SF	0.95	0.012
	55,165 SF	1.000	0.739

Volume (FT³) = P₁₀₀(24HR) · A · C₁
= (2.01/12) · 55,165 FT² · 0.739
= 6,828 FT³ Retention Required

RETENTION BASIN

Elev	Area(ft ²)	Increment	Total(ft ³)
100.10	9,935.00	0.00	0.00
100.30	15,773.00	1,051.53	1,051.53
100.50	22,614.00	3,818.22	4,869.75
100.60	26,516.00	2,444.16	7,313.91

7,314 FT³ of Retention Provided



FENCE SIGN DETAIL
n.t.s.

ROOF SIGN DETAIL
n.t.s.

Date of Survey: 06/11/93

SWD Subdivision
LOT 3
2701-313-06-003
Richard L. Sparkman
P.O. Box 1789
Grand Junction, Colorado
I-1 Zone

WESTERN CONSULTING ENGINEERS / LAND SURVEYORS
2150 Hwy 6 & 26, Grand Junction, CO (303) 242-2802

PREPARED FOR
BRUCE GULLIKSON
SITE PLAN
GULLIKSON HEAVY TRUCK
AND EQUIPMENT SALES
2224 SANFORD DRIVE
GRAND JUNCTION, COLORADO

DESIGN: lrg DRAWN: lrg SHEET: 1

FOR REVIEW
DATE SIGNED: _____

1993-0086