

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 700 2 1/2 Rd

Project Name: Mobile Construction Unit Storage

ITEMS		DISTRIBUTION																									
Date Received	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 G.S.	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	TOTAL REQ'D.
DESCRIPTION																											
● Application Fee <u>\$100.00</u>	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
● 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	
● Evidence of Title <u>Lease</u>	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	
○ Elevation Drawing	IX-13	1	1																								
● Site Plan <u>11"x17"</u>	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	
○ 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	
● 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 <u>on site plan</u>	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.

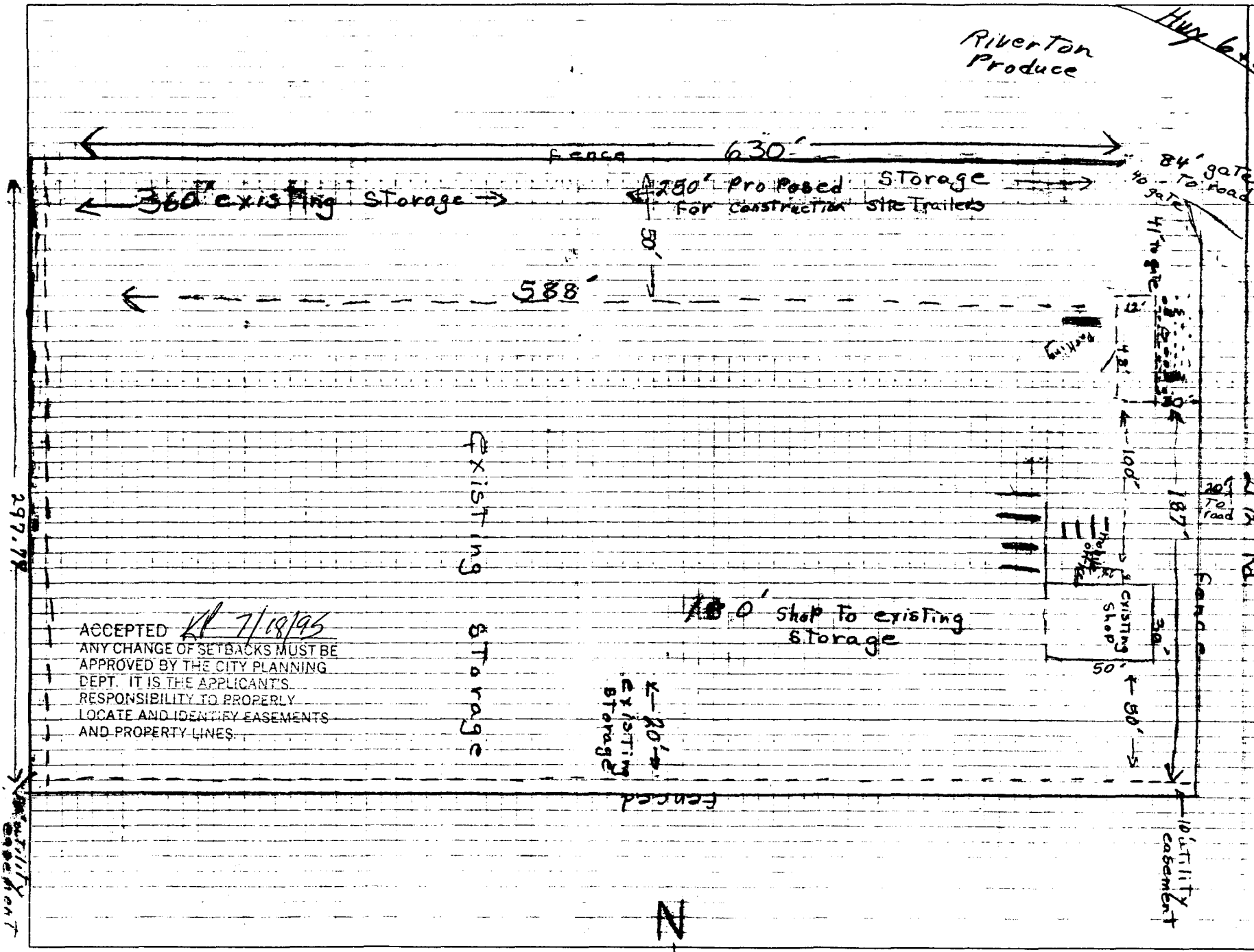
GENERAL PROJECT REPORT

Williams Scotsman will be using an area 250' x 50' adjacent to fence on South side of property for storage of mobile construction offices. About 15 to 20 of these units will be moved either in or out per month by a licensed freight hauler.

A 12' x 48' mobile office would be placed adjacent to 21 1/2 Rd for use by a sales representative. The sales rep. will be using the office 70% of the time for phone calls, scheduling pick ups, deliveries, maintenance, and paper work.

Sharon M. Stover
Williams Scotsman

No.	Date	Notes - Revisions



Tree (2)
 spreading mulch
 Sunipers (9)
 Entire area
 inside fence is
 gravelled.

ACCEPTED 7/18/93
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

WILLIAMS
SCOTSMAN
 Mobile Offices and More.
 1-800-782-1500

Customer	
Project	
Sales Rep.	Model - Description
Date	
Drw No.	Scale

REVIEW COMMENTS

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FILE #SPR-95-125

TITLE HEADING: Site Plan Review - Williams
Scotsman Mobile Office

LOCATION: 760 21 1/2 Road

PETITIONER: Sharon & Leslie Stone

PETITIONER'S ADDRESS/TELEPHONE: 2334 K 3/4 Road
Grand Junction, CO 81505
241-7110

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY DEVELOPMENT ENGINEER 7/13/95
Jody Kliska 244-1591

Transportation capacity payment of \$400 is required.

CITY UTILITY ENGINEER 7/14/95
Trent Prall 244-1590

WATER - UTE - Is water to be supplied to trailer?

SEWER - CITY

1. How is sewage generated from the trailer to be handled?
2. If property is connected to sewer, please contact Utility Billing (244-1580) to verify potential change in sewer fees for the addition of the mobile office. A building permit will not be issued until the planning clearance is complete which includes Utility Billing sign-off. Please provide information on total number of employees for the site.

COMMUNITY DEVELOPMENT DEPARTMENT 7/17/95
Kathy Portner 244-1446

1. The proposed use is an expansion of an existing storage area.
2. The placement of the mobile office does require landscaping for the frontage of the office. The proposal for the landscaping to include 2 trees and 9 spreading junipers in front of the office meets the intent of the Code. The landscaped area must be irrigated.

LATE COMMENTS

GRAND JUNCTION DRAINAGE DISTRICT
John L. Ballagh

7/17/95
242-4343

The site is wholly within the boundaries of the Grand Junction Drainage District. The nearest GJDD facility is the Copeco Drain which is west of the site. There are no known existing or planned GJDD facilities which would preclude storage of mobile office units on site.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

7/13/95
244-1656

Mobile office unit must be U.B.C. certified. A permanent foundation must be provided as required by local codes. Handicapped access and restroom facilities are required. Fire-walls may be required between the office and the existing shop.

TO DATE, NO COMMENTS RECEIVED FROM:

Grand Junction Fire Department