

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 2386 Hwy 6950

Project Name: Ryder Truck Rental

| ITEMS | | DISTRIBUTION | | | | | | | | | | | | | | | | | | | | TOTAL REQ'D. 7 | | | | | |
|---------------------------------------------------------|----------------|------------------------------|------------------|---------------------|-----------------------|-------------------------|------------------------|-----------------|----------------------------|-------------------|----------------------|-----------------------|---------------------|------------------|------------------|-------------|------------------|--------|--------|----------------------|----------------|--------------------------|---------------|----------------------|-------------------------|-------------------|-------------------|
| 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 <u>\$130⁰⁰</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 | 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 |
| ○ 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 |
| ○ 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 |
| ○ 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 <u>INCLUDE IN 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.

PRE-APPLICATION CONFERENCE

Date: 5-20-96
Conference Attendance: BILL NEBEKER, GUY LOGGAIN S
Proposal: 36' x 20' OFFICE BUILDING RENTAL
Location: 2386 HWY 6:50

Tax Parcel Number: 2945-050-00-023
Review Fee: \$130

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO
Adjacent road improvements required?
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? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required?

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?

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:

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.

James A Loggains (Signature of Petitioner(s))
[Signature] (Signature(s) of Representative(s))

fill
copy

STAFF REVIEW

FILE: SPR-96-142
DATE: June 25, 1996
STAFF: Mike Pelletier
REQUEST: Site Plan Review - Ryder Truck Rental Office
LOCATION: 2386 Highway 6 & 50
ZONING: C-2

STAFF COMMENTS:

The site is located in the floodplain and therefore you are required to obtain a floodplain permit. Fill out the enclosed floodplain permit application and indicate if you will floodproof the building or elevate the building above the 100-year floodplain. This must be done before issuance of a Planning Clearance. The final site plan must indicate how the building meets the floodplain requirements and be stamped by an engineer.

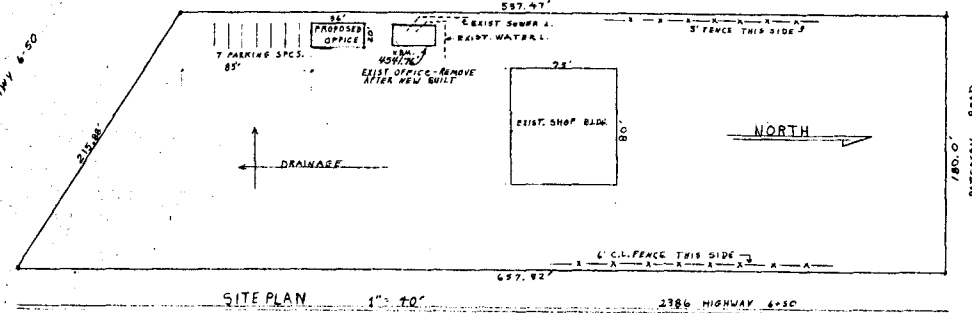
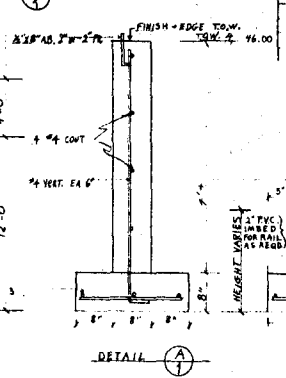
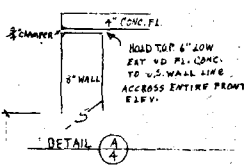
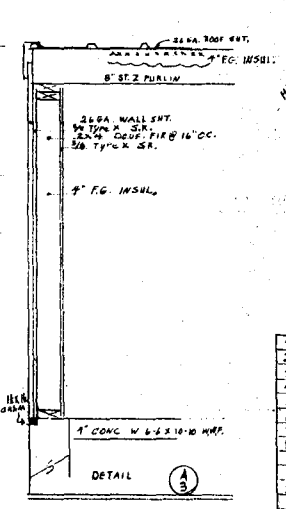
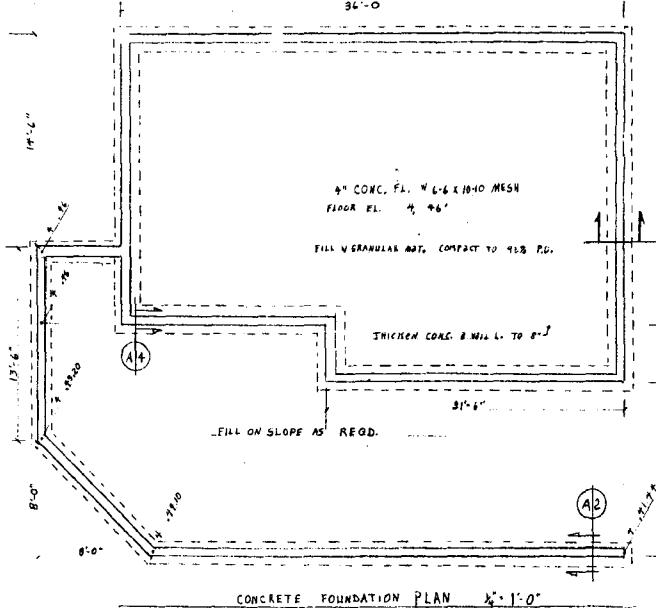
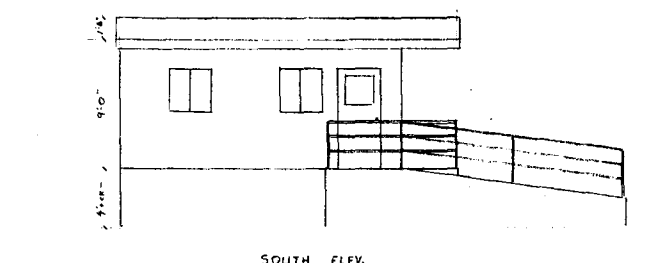
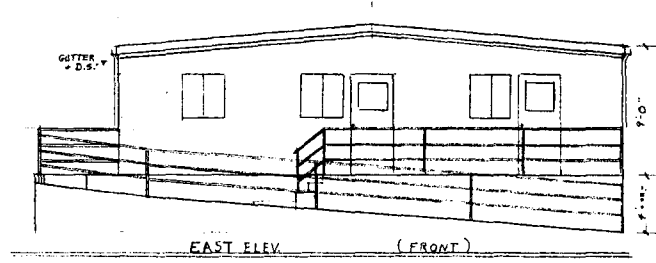
Note: It is the responsibility of the mortgage lender to identify if a given property is in the 100-year floodplain and, consequently, whether or not if flood insurance is needed.

1. Normal City Code requirements for landscaping and paving of travel areas will not be required because of the relatively minor addition that is proposed. However, site improvements (including landscaping) must be constructed in accordance with the approved plans. Any modifications must be approved, in writing and/or with revised plans, by the community development department. Failure to install site improvements as per the approved plans may delay the issuance of a certificate of occupancy.
2. Revised plans are required because of the floodplain issue. Please submit four (4) copies of revised, stamped plans with your response to comments.

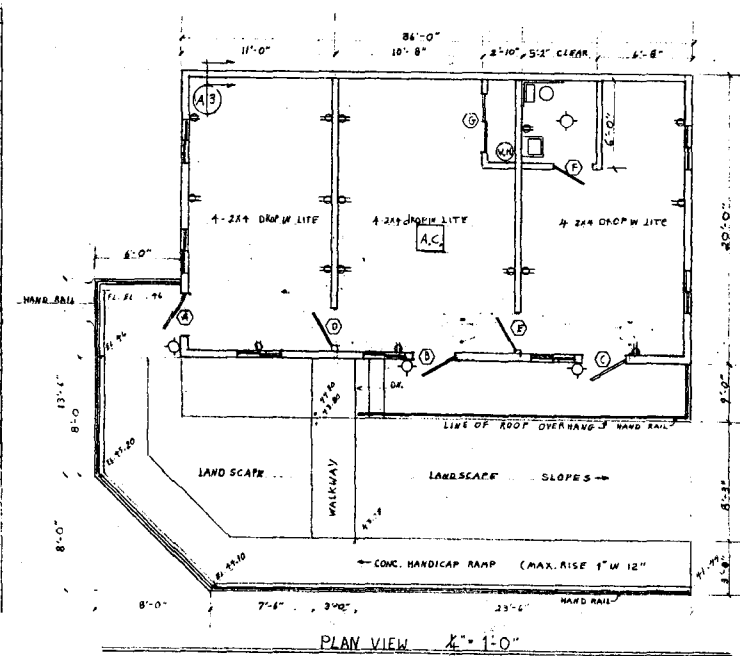
Ryder Truck - SPR 96-142

2386 Hwy 6 & 50

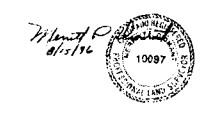




- GENERAL NOTES**
- 1" FG. INSULATION - WALLS + ROOF
 - 2x4 D.P. WALL FRAMING
 - 2" x 12x8 Z WALLS (ROOF) 4" O.C.
 - 2" CAL. ROOF WALLS EXTERIOR (GRAY)
 - SUSPENDED ACCUSTICAL CIG. 9"
 - CON. GRADE VINYL FLOOR TILE
- ELECTRICAL NOTES**
- 1 20 GA. BRFC. WATER HEATER
 - 2 ALL FLOURESCENT + LITE. DROP IN PICTURE
 - 3 LIGHT - FAN COMBINATION IN REST ROOM
 - 4 POWER HOOKUP FROM EXIST. PANEL IN SHOP
 - 5 BASE BOARD ELECT. HEAT
 - 6 HOOKUP FOR SWAMP COOLER.
- PLUMBING NOTES**
- 1 THE GENERAL WATER INTO EXIST. FEEDER LINES TO EXIST. OFFICE BLDG.
 - 2 RESTROOM TO MEET ALL HANCOCK-CODE REQ.
 - 3 200 GPM. FLEX. W.H.
 - 4 1000 GPM. EVAPORATIVE COOLER
- WINDOW-DOOR SCHEDULE**
- 1 2x4 WIP IN STL. WINDOW CASE - 20" X 48" WIP
 - 2 10' X 12' WIP IN STL. WINDOW CASE - 10' X 12' WIP
 - 3 12' X 12' WIP IN STL. WINDOW CASE - 12' X 12' WIP
 - 4 10' X 12' WIP IN STL. WINDOW CASE - 10' X 12' WIP
- ALL WINDOWS 3000 INSULATED
SLIDING ALUMINUM BRONZE FINISH



I HEREBY CERTIFY THAT I ESTABLISHED THE E.M. 451.76 AS SHOWN HEREON, THE RECOMMENDED 100 YEAR FLOOD LEVEL IS 451.85



RYDER TRUCK RENTAL INC
 4306 HWY 6+30
 1/2" = 1'-0" 2017 LICENSED
 AUG 12 - 1974

G+R BUILDERS INC.
 AUG 15 - 76

SPR-1794742