

# RECEIPT OF APPLICATION

DATE BROUGHT IN: 4-29-03

CHECK #: 4857 AMOUNT: 50.00

DATE TO BE CHECKED IN BY: 5-6-03

PROJECT/LOCATION: 2482 Commerce Blvd

Items to be checked for on application form at time of submittal:

- Application type(s)
- Acreage
- Zoning
- Location
- Tax #(s)
- Project description
- Property owner w/ contact person, address & phone #
- Developer w/ contact person, address & phone #
- Representative w/ contact person, address & phone #
- Signatures of property owner(s) & person completing application

Date Submitted: \_\_\_\_\_



# CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: JUDY JARVIS

Address: 236 ARROYO DR, G.J., CO 81503

Telephone: 243-8649

Applicant's Name: JUDY JARVIS

Address: (SAME)

Telephone: (SAME)

Location of Property: 2482 COMMERCE BLVD., G.J., CO 81503

Tax Parcel No. 2945-091-04-001

Existing Use: CONST. OFFICE / CERAMIC MANUF. / WAREHOUSE

Proposed Use: CONST. OFFICE / PARTS SALES / MODULAR HOME

Other: REFURBISHING & STORAGE (OUTSIDE) FOR SALE

FOR OFFICE USE ONLY				
Zone:	Setbacks	F:	S:	R:
Special Conditions:				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

Judith Ann Jarvis Trust  
Applicant's Signature

4/28/03  
Date

\_\_\_\_\_  
Community Development Department Approval

\_\_\_\_\_  
Date

APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable

Date: 5-1-03

Project Name: \_\_\_\_\_ (if applicable)

Project Location : 2482 Commerce Blvd (address or cross-streets)

Check-In Staff Community Development: PC initials of check-in  
Development Engineer: \_\_\_\_\_ staff members

APPLICATION TYPE(S): change of use  
(e.g. Site Plan Review)

FEE PAID: Application: \$50  
Acreage: \_\_\_\_\_  
Public Works: \_\_\_\_\_

BALANCE DUE:  
 Yes amount \$ \_\_\_\_\_  
 No

COMPLETENESS REVIEW:

Originals of all forms received w/signatures?  Yes  No, list is missing items below

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Missing drawings, reports, other materials:  No  Yes, list missing items below  
Note: use SSID checklist

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Incomplete drawings, reports, other materials?  No  Yes, list missing items below  
Note: Attach SSID checklist(s) w/incomplete information identified

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Professional stamp/seal missing from drawings/reports?

No

Yes, list missing items below

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Other: Please list below

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**PROJECT ASSIGNMENT AND PROCESSING**

Project Manager: Scott

Special Processing Instructions:

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# DEVELOPMENT APPLICATION

Community Development Dept  
250 North 5th Street  
Grand Junction CO 81501  
(970) 244-1430

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this:

**Petition for (check all appropriate boxes):**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Subdivision Plat/Plan - Simple            | <input type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan             |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change             |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Final       | <input type="checkbox"/> Conditional Use Permit   | <input checked="" type="checkbox"/> Change of Use |
| <input type="checkbox"/> Planned Development - ODP                 | <input type="checkbox"/> Vacation, Right-of-Way   | <input type="checkbox"/> Revocable Permit         |
| <input type="checkbox"/> Planned Development - Preliminary         | <input type="checkbox"/> Vacation, Easement       | <input type="checkbox"/> Variance                 |
| <input type="checkbox"/> Planned Development - Final               | <input type="checkbox"/> Extension of Time        |   |
| <input type="checkbox"/> Annexation/Zone of Annexation             | <input type="checkbox"/> Rezone                   | <input type="checkbox"/> Growth Plan Amendment    |

From: \_\_\_\_\_

From: \_\_\_\_\_

From: \_\_\_\_\_

To: \_\_\_\_\_

To: \_\_\_\_\_

To: \_\_\_\_\_

Site Location:

2482 COMMERCE BLVD.

Site Tax No.(s):

2945-091-04-001

Site Acreage/Square footage:

0.94 Ac / 42,037 sq ft

Site Zoning:

C-2

Project Description:

ALLOW USAGE OF THE SITE TO STORE MODULAR HOMES ON SITE TO REFURBISH THEM FOR RESALE.

JUDY JARVIS

Property Owner Name

Developer Name

DESIGN SPECIALISTS

Representative Name

236 ARROYO DR

Address

Address

917 MAIN ST.

Address

GRAND JCT., CO 81503

City/State/Zip

City/State/Zip

GRAND JCT., CO 81501

City/State/Zip

243-8649

Business Phone No.

Business Phone No.

243-1903

Business Phone No.

E-Mail

E-Mail

R.ROWLANDS@GVII.NET

E-Mail

Fax Number

Fax Number

245-7726

Fax Number

JUDY JARVIS

Contact Person

Contact Person

ROB ROWLANDS

Contact Person

243-8649

Contact Phone No.

Contact Phone No.

241-1903

Contact Phone No.

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 required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application

Date

4/25/03

Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

Date

4/28/03

## General Meeting Notes – 2482 Commerce Blvd.

February 13, 2003                      SPR (modular sales)

Planner: Nishi A.                      Engineer: Eric H.

Water:                      fire flow form  
Sewer:                      existing  
Drainage:                      fee  
Flood plain:                      show on plan  
Wetlands:                      --  
Access:                      see notes below  
Site circulation:                      onsite only  
TCP:                      yes  
CDOT permit:                      --  
Street class:                      Local Industrial  
Street improvements: no  
Other:                      --

### **Streets/Traffic notes:**

Access must meet TEDS requirements for width, spacing, onsite stacking, and must be defined by some permanent feature such as landscaping, fencing, or curbing.



















### **Drainage notes:**

Direct discharge w/ drainage fee will be allowed. The City prefers that the entire site be drained toward the valley pan at the front of the lot. If some runoff must be conveyed to the back of the lot into Leach Creek, the developer's engineer must demonstrate that there is adequate physical and legal capacity to do so. Otherwise, must detain or retain stormwater runoff onsite.

### **Utility notes:**

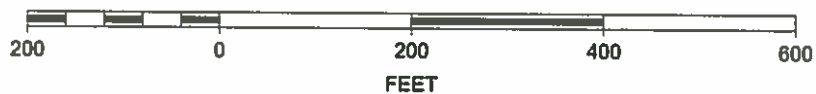
Must provide a Fire Flow Form filled out by the water supplier.

# 2482 Commerce Blvd.

-  PUMP STATIONS
-  SANITARY MANHOLES
-  PRIVATE MANHOLES
-  COMBINED SANITARY MANHOLES
-  STORM MANHOLES
-  CATCH BASINS
-  IRRIGATION GATES
-  CATCH BASIN LATERALS
-  Abandoned
-  FORCE MAINS
-  FORCE MAINS-NOT SURVEYED
-  COMBINED SEWER
-  SANITARY SEWER
-  SANITARY SEWER-NOT SURVEYED
-  STORM SEWER
-  STORM SEWER-NOT SURVEYED
-  IRRIGATION DITCHES
-  Detention Ponds



SCALE 1 : 2,400





Planner's Name:

# SUBMITTAL CHECKLIST

Date:

## MAJOR SITE PLAN REVIEW

Expiration-6 months from above date

Location: 2482 Commerce Blvd

Project Name: Homes Are Us Sales lot

ITEMS	DISTRIBUTION																				Total Required																		
DESCRIPTION	SSID Reference	<input type="checkbox"/> City Community Development	<input type="checkbox"/> City Development Engineer	<input type="checkbox"/> City Utility Engineer	<input type="checkbox"/> City Real Estate Manager	<input type="checkbox"/> City Parks/Recreation	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City Sanitation	<input type="checkbox"/> City Fire Dept / <del>Fire Dept</del>	<input type="checkbox"/> City Transportation Engineer	<input type="checkbox"/> City Addressing	<input type="checkbox"/> City Code Enforcement	<input type="checkbox"/> City Downtown Dev. Authority.	<input type="checkbox"/> County Planning	<input type="checkbox"/> Building Department	<input type="checkbox"/> Persigo WWT	<input type="checkbox"/> Walker Field Airport	<input type="checkbox"/> School District #51	<input type="checkbox"/> Qwest	<input type="checkbox"/> Excel		<input type="checkbox"/> GVRP	<input type="checkbox"/> Water District <u>Ute</u>	<input type="checkbox"/> Sewer District	<input type="checkbox"/> Drainage District <u>GS</u>	<input type="checkbox"/> Irrigation District <u>Grand Valley</u>	<input type="checkbox"/> CDOT	<input type="checkbox"/> RTPO	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Urban Trails	<input type="checkbox"/> Mesa County Health Department	<input type="checkbox"/> State Environmental Health	<input type="checkbox"/> Other						
Application Fee \$	VII-1	1																																					
<input checked="" type="checkbox"/> Development Application Form*	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	1	1	1	1	1	1	1	1	1		
<input checked="" type="checkbox"/> Submittal Checklist*	VII-4	1																																					
<input checked="" type="checkbox"/> 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	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Location Map	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	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Planning Clearance*	VII-3	1																																					
<input type="checkbox"/> Names & Addresses* Fee\$	VII-3																																						
<input checked="" type="checkbox"/> General Project Report	X-08	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	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Site Plan	IX-31	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	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> 11"x17" Reduction of Site Plan	IX-31	1									1																												
<input checked="" type="checkbox"/> Evidence of Title/Lease Agreement	VII-2	1		1	1																																		
<input type="checkbox"/> Legal Description*	VII-3	1		1																																			
<input checked="" type="checkbox"/> Deeds, ROW and Easements	VII-2,3	1		1	1				1																	1	1												
<input type="checkbox"/> Avigation Easement	VII-1	1		1	1											1																							
<input type="checkbox"/> DIA/Guarantee*	VII-2	1	1	1		1																																	
<input type="checkbox"/> CDOT Access Permit	VII-4	1	1																							1	1												
<input type="checkbox"/> Building Elevations	IX-10	1	1											1																									
<input type="checkbox"/> Road Cross-Sections	IX-28	1	2																																				
<input type="checkbox"/> Roadway Plan and Profile	IX-29	1	2																																				
<input type="checkbox"/> Traffic Impact Study	X-15	1							1																														
<input type="checkbox"/> Water & Sewer Plan and Profile	IX-35	1	2	1				1									1	1	1	1	1																		
<input type="checkbox"/> Industrial Pretreatment Sign-off*	VII-4	1		1											1																								
<input type="checkbox"/> Drainage & Irrigation Checklist*	XI-02	1																																					
<input type="checkbox"/> Final Drainage Report	X-5,6	1	2																						1	1													
<input type="checkbox"/> Grading and Drainage Plan	IX-13	1	1																					1															
<input type="checkbox"/> Storm Drainage Plan-Drawing/Report	IX-32	1	2															1	1	1			1																
<input type="checkbox"/> Stormwater Management Plan	X-14	1	2																																				
<input type="checkbox"/> Transaction Screen Process/Phase II Environmental	X10,18	1	1																																				
<input type="checkbox"/> Final Geotechnical Report	X-07	1	1												1																								
<input type="checkbox"/> Detail Sheet	IX-09	1	2																																				
<input checked="" type="checkbox"/> Landscape Plan	IX-19	2	1	1																																			
<input checked="" type="checkbox"/> Lighting Plan <u>Detail</u>	IX-20	1	1																																				
<input checked="" type="checkbox"/> Fire Flow Form*	XI-03	1						1																															
<input type="checkbox"/> Boundary Survey	na	1	1	1																																			

Notes: \* An asterisk in the item description column indicates that a form is supplied by the City.

General Meeting Checklist

Date: 2/13/03

Applicant: \_\_\_\_\_

Phone: 263-4546

Tax Parcel #: 2945-091-04-011

Location 2482 Commerce Blvd

Proposal Site Plan Review for Mobile Home

Conference Attendance \_\_\_\_\_

SALES lot

While all factors in a development proposal require careful thought, preparation and design, the following circled 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.

Zoning & Land Use

Planner's Notes

- a. Zoning: C-2
- b. Growth Plan Land Use Designation: C-2
- c. Growth Plan (Goals & Policies) Applicability:
- d. Corridor Guidelines or other Plan applicability:
- e. Land Use Compatibility:

Off-site Impacts

- a. access/right-of-way required
- b. traffic impact
- c. street improvements
- d. drainage/stormwater management
- e. availability of utilities

Site Development

- a. bulk requirements
- b. access, traffic circulation
- c. parking (off-street: handicap, bicycle, lighting)
- d. landscaping (street frontages, parking areas)
- e. screening & buffering

See Notes on landscaping & parking.

Misc.

- a. revocable permit
- b. State Highway Access Permit
- c. floodplain, wetlands
- d. proximity to airport (clear or critical zone)
- e. geologic hazard, soils

Other

- a. related files
- b. other concerns

See engineer notes.

Fees

- a. application fee: Application \$100.00 Final Inspection \$40.00

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

- b. Transportation Capacity Payment (TCP):
- c. Drainage fee:
- d. Parks & Open Space Fee:
- e. School Impact Fee:
- f. Recording Fee:
- g. Plant Investment Fee (PIF) (Sewer Impact):

Processing Requirements

- a. Reference Documents - ZDC, SSID
- b. Submittal Requirements
- c. Review Process

\*PLEASE RETURN A COPY OF THIS FORM IN THE COMMUNITY DEVELOPMENT DEPT REVIEW PACKET\*

Landscaping/Parking Requirement Notes – 2482 Commerce Blvd:

Parking

- ✓ 1 Handicap parking space is required
- 1.5 parking spaces required, how many employees?

Landscaping

- ✓ Landscaping requires 16 trees and 137 shrubs
- Any unimproved portion of the lot needs to be landscaped
- ✓ 75% of the front yard setback needs to be landscaped
- ✓ If parking is up against building there needs to be landscaping islands on either end of parking spaces
- If parking is up against fence there needs to be a 8' strip of landscaping.

**General Meeting Notes – 2482 Commerce Blvd.**

February 13, 2003

SPR (modular sales)

Planner: Nishi A.

Engineer: Eric H.

Water: fire flow form  
Sewer: existing  
Drainage: fee  
Flood plain: show on plan  
Wetlands: --  
Access: see notes below  
Site circulation: onsite only  
TCP: yes  
CDOT permit: --  
Street class: Local Industrial  
Street improvements: no  
Other: --

**Streets/Traffic notes:**

Access must meet TEDS requirements for width, spacing, onsite stacking, and must be defined by some permanent feature such as landscaping, fencing, or curbing.

**Drainage notes:**

Direct discharge w/ drainage fee will be allowed. The City prefers that the entire site be drained toward the valley pan at the front of the lot. If some runoff must be conveyed to the back of the lot into Leach Creek, the developer's engineer must demonstrate that there is adequate physical and legal capacity to do so. Otherwise, must detain or retain stormwater runoff onsite.

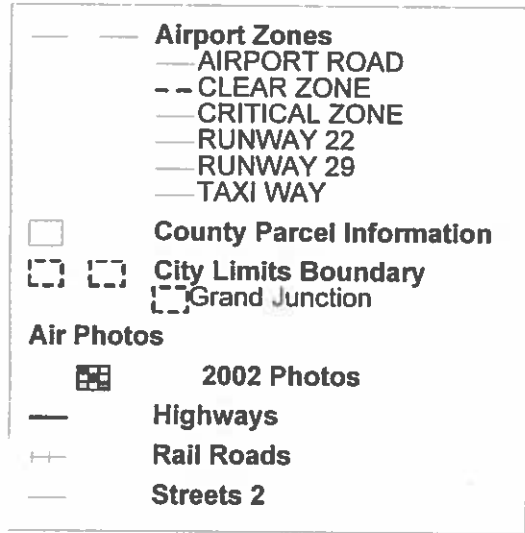
**Utility notes:**

Must provide a Fire Flow Form filled out by the water supplier.



# City of Grand Junction GIS Zoning Map

2482 COMMERCE BLVD.



SCALE 1 : 1,736



**E. C-2: General Commercial**

1. **Purpose.** To provide for commercial activities such as repair shops, wholesale businesses, warehousing and retail sales with limited outdoor display of goods and even more limited outdoor operations. The C-2 District is appropriate in locations designated for the *commercial or commercial/industrial* future land use classifications in the GROWTH PLAN.

<b>C-2 Summary</b>	
Primary Uses	General Retail & Services
Max. Intensity	2.0 FAR
Max. Bldg. Size	150,000 sq. ft.

2. **Authorized Uses.** Table 3.5 lists the authorized uses in the C-2 District.
3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
- a. Non-residential intensity shall not exceed a floor area ratio (FAR) of 2.0;
  - b. Minimum lot size shall be 0.5 acre, except where a continuous commercial center is subdivided, with pad sites or other shared facilities;
  - c. Maximum building size shall be 150,000 square feet, unless a Conditional Use Permit is issued.
4. **General Performance Standards.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **C-2 Performance Standards.**
- a. **Rezone.** Rezoning to C-2 shall not be permitted adjacent to any residential single family zone.
  - b. **Outdoor Storage and Display.** Outdoor storage and display areas are not allowed within the front yard setback. Permanent and portable display of retail merchandise is permitted.

# DEVELOPMENT REVIEW MEETING

Tuesday – May 13, 2003

9:00 A.M.

Community Development Conference Room

## Quotes/Brain Ticklers of the week:

*Regret for the things we did can be tempered by time; it is regret for the things we did not do that is inconsolable.*

-Sydney J. Harris

*Friendship is the hardest thing in the world to explain. It's not something you learn in school. But if you haven't learned the meaning of friendship, you really haven't learned anything.*

-Unknown

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### A. Announcements

### B. Pre-Application Conference/General Meeting Issues

### C. Special Topics

1. MSP-2003-014

National Guard Parking Lot

Outdoor storage and landscaping located in the front yard setback

325 River Road

Staff: Scott Peterson

2. Krispy Kreme Donuts

2424 Hwy 6 & 50 (Pad Site adjacent to Olive Garden) - NO APPL. SUBMITTED UNLESS ROW SUBMITTED  
TRIP #1

Staff: Scott Peterson

3. Airport Car Wash

Street improvements and Drainage

Staff: Rick Dorris

4. Submitting Stuff Directly to Mike McDill

Staff: Rick Dorris

5. Leased areas of a site that require a Conditional Use Permit

Staff: Ronnie Edwards

### D. Development Projects

No.	File No.	Project Description	Location	Staff
1.	COU-2003-084	Jarvis Property Homes-R-Us - Storage for modular homes ( for renovation and sale)	2482 Commerce Blvd	Scott Peterson

Scott

**From:** "Bob Lee" <BLee@co.mesa.co.us>  
**To:** <CommDev@ci.grandjct.co.us>  
**Date:** Wed, May 7, 2003 4:15 PM  
**Subject:** Agency Review

AP  
5/8/03

COU-2003.084 A change-in-use building permit is required. We will need to identify if the building needs to be changed to meet the building code requirements for the proposed use. We are more concerned about the sales use. The other uses do not appear to be a problem from a building code standpoint. ADA issues need to be addressed for the sales area.



**TRANSMITTAL  
LETTER**

PROJECT: JARVIS PROPERTY  
 (name, address) CHANGE-IN-USE  
 2402 COMMERCE BLDG.  
 TO: CITY COMM. DEV.  
 ATTN: PAT CECIL

ARCHITECT'S  
 PROJECT NO: 0312  
 DATE: 4/29/03

If enclosures are not as noted,  
 please inform us immediately.

WE TRANSMIT:

herewith ( ) under separate cover via \_\_\_\_\_  
 ( ) in accordance with your request \_\_\_\_\_

FOR YOUR:

( ) approval ( ) distribution to parties ( ) information  
 review & comment ( ) record  
 ( ) use ( ) \_\_\_\_\_

THE FOLLOWING:

Drawings ( ) Shop Drawing Prints ( ) Samples  
 ( ) Specifications ( ) Shop Drawing Reproducibles ( ) Product Literature  
 Change Order  SUBMITTALS

COPIES	DATE	REV. #	DESCRIPTION	ACTION CODE
8			SUBMITTAL PACKAGES	

ACTION CODE A. Action indicated on item transmitted D. For signature & forwarding as noted below under REMARKS  
 B. No action required E. See REMARKS below  
 C. For signature and return to this office

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPIES TO: Judy Jarvis (with enclosures)

- 
- 
- 
- 
- 

BY: Rob Rowlands

## GENERAL PROJECT REPORT

**Date:** April 28, 2003

**Project:** Change In Use  
2482 Commerce Boulevard  
Grand Junction, CO 81505

**Owner:** Judy Jarvis  
236 Arroyo Drive  
Grand Junction, CO 81503  
(970) 243-8649

**Prepared By:** Design Specialists, P. C.  
917 Main Street  
Grand Junction, CO 81501  
(970) 241-1903  
Fax (970) 245-7726

**Parcel #:** 2945-091-04-011

**A. Project Description**

The project is located at 2842 Commerce Boulevard in Grand Junction and contains a total of 0.94 acres. The Proposed Project is to allow 'Homes-R-Us' to store and refurbish repossessed manufactured homes outside on-site. After the manufactured home is refurbished, it is stored on-site until sold by the owner.

The site had two businesses operating there until September 2002. They consisted of a ceramics manufacturing company and a rack & shelf company. Both businesses utilized the site for storage of vehicles (including trucks, hauling and travel trailers used for the businesses) and materials.

The site will have three businesses in operation there. They are:

1. Royal T's Construction, LLC
2. Manufactured Home Parts Center
3. The proposed 'Homes-R-Us'

**B. Public Benefit**

With the allowance of these businesses, the owner of the property would be doing her part to help the local economy grow.

**C. Project Compliance, Compatibility, and Impact**

The Site is presently zoned commercial (C-2). Therefore, this Project meets the current zoning requirements.

The Site is presently surrounded by industrial and commercial uses.

No additional utilities, other than those associated with the Present Building will be required for this Project.

There is an existing fire hydrant located approximately 50 feet Southwest of the existing building.

Site access will remain in its present location from Commerce Boulevard.

Site soils are consistent with those on the present site. Since no structure will be added, soil conditions are not a concern.

Utility providers to the site are as follows;

- Domestic Water – Ute Water
- Sanitary Sewer – City of Grand Junction
- Gas & Electric – Xcel Energy
- Telephone - Qwest

General Project Report  
Jarvis  
Design Specialists, P. C.  
April 28, 2003  
Page 2

Hours of operation for all businesses are from 8:30 a.m. to 5:30 p.m. Monday through Friday.

The number of employees for all three businesses total 5.

No additional signage will be required for this project. A 4 foot by 8 foot monument sign presently exists at this site. The sign was recently installed by a licensed sign contractor and a permit was obtained. The 'Homes-R-Us' will be added to this sign.

**D. Development Schedule and Phasing**

All businesses are presently in operation.



City of Grand Junction  
Fire Department  
New Development Fire Flow

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor.<sup>1</sup> Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the City or County Planning Department.<sup>2</sup>

SECTION A

Date: 4-25-03  
Project Name: JARVIS PROPERTY  
Project street address: 2482 COMMERCE BLVD.  
Assessor's Tax Parcel Number: 2945-091-04-011  
Property Owner name: JUDY JARVIS  
City's project file #: \_\_\_\_\_  
Name of Water Purveyor: UTE

1. If the project includes one or more one or two-family dwelling(s):  
a. The maximum fire area<sup>1</sup> for each one or two family dwelling will be \_\_\_\_\_ square feet.  
b. All dwelling units will , will not  include an approved automatic sprinkler system.

Comments: \_\_\_\_\_

2. If the project includes a building other than one and two-family dwelling(s):  
a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements: 2800 SF 2-STORY AREA & A 1200 SF WAREHOUSE AREA (1 STORY) OF WOOD FRAME CONSTRUCTION - THIS IS AN EXIST. BLDG.  
b. List each building that will be provided with an approved fire sprinkler system: \_\_\_\_\_

3. List the minimum fire flow required for this project (based on Appendix B and C): \_\_\_\_\_

Comments: \_\_\_\_\_

Note: Fire Flow Rule: The City's Fire Code<sup>3</sup> sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Note for the Applicant/Project engineer: Refer to Appendix B and C, IFC 2000, to determine the minimum fire flow required for this project, based on the Water Purveyor's information (i.e., location, looping and size of water lines; water pressure at the site, etc.) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

[End of Section A. Section B continues on the reverse side of this page]

<sup>1</sup> Fire area is defined on page 357 of the IFC.

City of Grand Junction  
Fire Flow Form

SECTION B

[To be completed by the Water Supplier]

1. Circle the name of the water supplier Ute Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information: 8" looped main in Commerce Blvd
3. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to the existing water system: 2480 @ 20 psi
3. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: attached  
[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]
4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 psi residual pressure, please list what the applicant/developer must do or obtain:

Print Name and Title of Water Supplier Employee completing this Form:

Edward Telen Project Engineer Date 28 Apr 03  
\*\*\*\*\*

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer<sup>4</sup> to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If so, the engineer's signature below means that the City's Fire Flow requirements will be met by this development, if constructed as approved.

Print Name and License No. of P.E.:

Signature of P.E.:

Dated: \_\_\_\_\_

<sup>1</sup> There are three drinking water suppliers: Ute Water, Clifton Water, and City water.

<sup>2</sup> Address: City- 250 North 5th St., Grand Junction, CO 81501; County-P.O. Box 20000, Grand Junction, CO 81502

<sup>3</sup> International Fire Code, 2000 Edition

<sup>4</sup> City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Look Up:  **Grap** **Calculat** **Refres** **+**

Pressure Hydrant:

Entered By:

Testing Info	
By:	<input type="text" value="SRD"/>
Date:	<input type="text" value="02/26/2003"/>
Time:	<input type="text" value="11 00 AM"/>

Pressure PSI	
Static:	<input type="text" value="85"/>
Residual:	<input type="text" value="73"/>

**NFPA**  
**AA**

Comments:

Total GPM:  Predicted Flow @ 20  Gals Used:

Flow Hydrant	Pitot	Flow Device	Duration	Comment	GPM
1914	35	A	4	2482 COMMERCE BLVD	998

QUITCLAIM DEED

1823959 12/10/97 1225PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$5.00 SURCHG \$1.00  
DOCUMENTARY FEE \$No Fee

THIS DEED, made this 5<sup>th</sup> day of December, 1997  
between

WILLIAM R. JARVIS, JR. TRUST, Established  
June 29, 1995, and JUDITH ANN JARVIS TRUST,  
Established June 29, 1995,

grantor(s), and

JUDITH ANN JARVIS TRUST, Established  
June 29, 1995

BOOK 2384 PAGE 588

whose legal address is: 236 Arroyo Drive, Grand Junction, CO. 81503  
of the County of Mesa, and State of Colorado, grantee(s),

WITNESSETH, That the grantor(s), for and in consideration of \$10.00 and other good  
and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,  
has/have remised, released, sold, conveyed and QUITCLAIMED, and by these presents does  
remise, release, sell, convey and QUITCLAIM unto the grantee(s), his/her heirs, successor and  
assigns, forever, all the right, title, interest, claim and demand which the grantor(s) has/have  
in and to the real property, together with all improvements, if any, situate, lying and being in  
the County of Mesa and State of Colorado, described as follows:

Lot 4 in Benson Commercial Subdivision  
Mesa County, Colorado

(THIS IS A FAMILY TRANSFER - NO DOC FEE REQUIRED)

also known by street and number as: 2482 Commerce Blvd., Grand Junction, CO. 81505  
Tax Schedule Number 2945-091-04-011

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances  
and privileges attached thereunto belonging or in anywise thereunto appertaining, and all the  
estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to  
the only proper use, benefit and behoof of the grantee(s), his/her heirs and assigns forever.

IN WITNESS WHEREOF, The grantor(s) has/have executed this deed on the date set  
forth above.

Grantor: WILLIAM R. JARVIS, JR. TRUST  
Established June 29, 1995

Grantor: JUDITH ANN JARVIS TRUST  
Established June 29, 1995

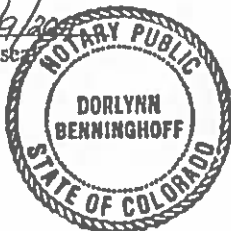
William R. Jarvis, Jr.  
By: William R. Jarvis, Jr., Trustee

Judith Ann Jarvis, Trustee  
By: Judith Ann Jarvis, Trustee

State of Colorado )  
County of Mesa )

The foregoing was acknowledged before me this 5<sup>th</sup> day of December, 1997  
by: William R. Jarvis, Jr., Trustee of the William R. Jarvis, Jr. Trust, Established June 29,  
1995 and Judith Ann Jarvis, Trustee of the Judith Ann Jarvis Trust, Established June 29, 1995,  
grantor(s).

My commission expires: 6/9/2000  
Witness my hand and official seal



Dorlynn Benninghoff  
Notary Public



8. This affidavit is executed and recorded pursuant to the provisions of Section 38-30-166, C.R.S.

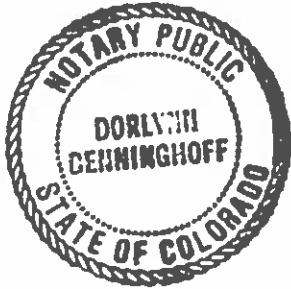
Further, Affiant sayeth not.

*Judith Ann John-Jarvis*  
Judith Ann John-Jarvis

Subscribed and sworn to before me this 13<sup>th</sup> day of March, 1998, by  
Judith Ann John-Jarvis, Affiant.

Witness my hand and official seal.  
My Commission Expires: 6/9/2001.

*Dorly Benninghoff*  
Notary Public



**EXHIBIT "A"**  
**to the**  
**Judith Ann Jarvis Trust Affidavit**

Lot 4 in Benson Commercial Subdivision  
Mesa County, Colorado

also known by street and number as: 2482 Commerce Blvd., Grand Junction, CO.  
81505.

Tax Schedule Number 2945-091-04-011

and

Beginning at the SE Corner of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 27, Township 1 South, Range 1 West of the Ute Meridian; thence along the East line of said NW $\frac{1}{4}$  SW $\frac{1}{4}$  North 01°44.5' West 435.6 feet, thence South 88°44' West 500 feet, thence South 01°44.5' East 435.6 feet to a point on the South line of said NW $\frac{1}{4}$  SW $\frac{1}{4}$ , thence along said South line N 88°44' East 500 feet to the point of beginning; EXCEPT tract conveyed to County of Mesa and State of Colorado by document recorded August 21, 1973, in Book 1001 at Page 687;

Mesa County, Colorado

also known by street and number as: 236 Arroyo Drive, Grand Junction, CO.  
81503.

Tax Schedule Number 2945-273-00-044

and

A parcel of land in the NW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 25, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, more particularly described as follows;

Commencing at the NW Corner of the SE $\frac{1}{4}$ , Section 25, from whence the E $\frac{1}{4}$  Corner of Section 25 bears South 89°54'30" East 2642.74 feet, thence South 44°37'23" East 1287.77 feet to Colorado Department of Highways Right-of-Way marker (Station 224+32.2) located on the South Right-of-Way line of U.S. Highway 50, which is the True Point of Beginning; thence South 21°55' West 435.19 feet to the South line of the NW $\frac{1}{4}$  SE $\frac{1}{4}$ , Section 25, thence North 89°56'37" West 513.92 feet to a point on the Northeasterly bank of the Orchard Mesa Irrigation, Co. ditch, thence along

the Northeasterly bank of said ditch the following two courses, N 45°30' West 17.67 feet, North 14°13'48" West 74.46 feet, thence North 21°55' East 547.44 feet to the South right of way line of U.S. Highway 50 as recorded in Book 749 at Page 421 of the records of the Mesa County Clerk and Recorder, thence along the South Rights-of-Way line of Highway 50 South 69°23' East 537.34 feet to the true point of beginning; EXCEPT road right-of-way for Highway 50 and ditch/canal right-of-way; Mesa County, Colorado

Also known as: Vacant Land US Highway 50 South, Grand Junction, CO. 81503  
Tax Schedule No. 2945-254-00-004

and

Beginning at a point 522.8 feet South of the centerline of Section 25, Township 1 South, Range 1 West of the Ute Meridian, on the south line of U.S. Highway No. 50; thence along said South line South 68°05' East 450 feet, thence South 21°55' West approximately 575 feet to the Northeasterly bank of a drain ditch, thence Northwesterly along said bank to the intersection of said bank with the South line of said U.S. Highway No. 50 at a point North 68°05' West approximately 70 feet from the point of beginning; thence South 68°05' East approximately 70 feet to the point of beginning; EXCEPT tract conveyed to The Department of Highways, State of Colorado, by instrument recorded 2/4/59 in Book 749 at Page 419; and EXCEPT tract conveyed to County of Mesa, State of Colorado, by instrument recorded 3/16/66 in book 894 at Page 255 for road and utility purposes only, Mesa County, Colorado

Also known as: 2757 U.S. Highway 50 South, Grand Junction, CO. 81503  
Tax Schedule No. 2945-254-00-003



WARRANTY DEED

BOOK 2155 PAGE 475

LC-30-95

1722069 02:34 PM 06/30/95  
NONIKA TODD CLK&REC MESA COUNTY CO  
DOC NO FEE

Grantors, WILLIAM R. JARVIS, JR., and JUDITH ANN JARVIS, a/k/a JUDITH A. JARVIS, whose address is 236 Arroyo Drive, Grand Junction, CO 81503, County of Mesa, State of Colorado, for the consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, hereby sell and convey to the WILLIAM R. JARVIS, JR. TRUST, Established June 29, 1995, and the JUDITH ANN JARVIS TRUST, Established June 29, 1995, Grantees, as Tenants in Common, whose legal address is 236 Arroyo Drive, Grand Junction, CO 81503, County of Mesa, State of Colorado, the following real property in the County of Mesa, and State of Colorado:

*No Consideration*

Parcel 1:

Beginning at the SE Corner of the NW¼ SW¼ of Section 27, Township 1 South, Range 1 West of the Ute Meridian; thence along the East line of said NW¼ SW¼ North 01°44.5' West 435.6 feet, thence South 88°44' West 500 feet, thence South 01°44.5' East 435.6 feet to a point on the South line of said NW¼ SW¼, thence along said South line North 88°44' East 500 feet to the point of beginning; EXCEPT tract conveyed to County of Mesa and State of Colorado by document recorded August 21, 1973, in Book 1001 at Page 687; Mesa County, Colorado. (236 Arroyo Drive, Grand Junction, CO 81503)

Tax Schedule No. 2945-273-00-044

Parcel 2:

Beginning at a point 164 feet West and 336.5 feet South of the point of intersection of the West line of Fifth Street in the City of Grand Junction with the North line of the SE¼ NW¼ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 146 feet more or less to a street running parallel with the Denver & Rio Grande track, thence nearly South 50 feet, thence East 147 feet, more or less to an alley, thence North 50 feet to the place of beginning, in the City of Grand Junction; Mesa County, Colorado. (950 South 4th St., Grand Junction, CO 81501)

Tax Schedule No. 2945-232-00-008

Parcel 3:

A parcel located within the NW¼ SW¼ of Section 27, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, said parcel being described as follows: (With all bearings relative to the line between the SW Corner and W¼ Corner, both corners being a GLO brass cap in place, of said NW¼ SW¼ being called N 00°50'00"W) Beginning at a point on the South line of said NW¼ SW¼ from whence the SE Corner (a rebar in place) of said NW¼ SW¼ bears N 87°02'59" E 498.34 feet and from whence the SW Corner (a GLO brass cap in place) of said NW¼ SW¼ bears S 87°02'59" W 825.01 feet (said POB being a rebar w/cap in place), thence S 87°02'59" W 297.24 feet, thence N 02°57'00" W 45.18 feet, thence N 45°52'03" E 45.37 feet, thence N 19°47'02" E 53.56 feet, thence N 03°13'42" E 123.66 feet, thence N 06°32'04" W 66.56 feet, thence N 25°16'03" E 17.46 feet, thence N 57°22'50" E 27.55 feet, thence N 75°16'20" E 156.86 feet to a point on a cul-de-sac, Book 1001, Page 687, said cul-de-sac being a curve to the left from whence the radius point thereof bears N 62°35'54" E 50.00 feet and whose chord bears S 61°25'44" E 55.96 feet, thence along the arc of said curve 59.39 feet to the East line of Bk. 968, Pg. 803, said line also being the West line of Bk. 1083 Pg. 470, thence S 02°55'00" E 345.60 feet along said line to the point of beginning, and containing 2.0214 acres, more or less; Mesa County, Colorado. (Vacant Land)

Tax Schedule No. 2945-273-00-038

Parcel 4:

Beginning at a point 522.8 feet South of the centerline of Section 25, Township 1 South, Range 1 West of the Ute Meridian, on the South line of U. S. Highway No. 50; thence along said South line South 68°05' East 450 feet, thence South 21°55' West approximately 575 feet to the Northeasterly bank of a drain ditch, thence Northwesterly along said bank to the intersection of the said bank with the South line of said U. S. Highway No. 50 at a point North 68°05' West approximately 70 feet from the point of beginning, thence South 68°05' East approximately 70 feet to the point of beginning; EXCEPT tract conveyed to The Department of Highways, State of Colorado, by instrument recorded 2/4/59 in Book 749 at Page 419; AND EXCEPT Tract conveyed to County of Mesa, State of Colorado, by instrument recorded 3/16/66, in Book 894 at Page 255 for road and utility purposes only. (2757 Highway 50 South, Grand Junction, CO 81503)

Tax Schedule No. 2945-254-00-003

Parcel 5:

Lot 4 in Benson Commercial Subdivision  
(2482 Commerce Blvd., Grand Junction, CO 81505)

Tax Schedule No. 2945-091-04-011

Parcel 6:

Lots 1, 2, and 3 in Section 19, Township 10 South, Range 96 West of the 6th Principal Meridian; EXCEPT one acre in the SE Corner of said Lot 3; AND the East Half of the NE¼ of Section 24, Township 10 South, Range 97 West of the 6th Principal Meridian; TOGETHER WITH all interest of the grantors in and to all of the coal, oil, gas, uranium, or any other minerals of any kind or nature found in, upon or underlying the above described property.

TOGETHER WITH all water and water rights and ditch rights appurtenant thereto including by way of example but not limited to the following;

- .70 second feet in the Bacon Irrigation Ditch, under Priority No. 170 (3);
- .36 second feet in the Bacon-Mesa Springs Ditch No. 1 under Priority No.W-2935;
- 1.00 second feet in the Bacon-Mesa Springs Ditch No. 2 under Priority No.W-2935;
- .36 second feet in the Bacon-Mesa Springs Ditch No. 3 under Priority No.W-2935;
- 28 acre feet of Collbran Conservancy District Water. (Vacant Land)

Tax Schedule No. 2713-192-00-103

Parcel 7:

A parcel of land located in the NW¼ SE¼ of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at the NW Corner of the SE¼, Section 25, from whence the E¼ Corner of Section 25 bears South 89°54'30" East 2642.74 feet, thence South 44°37'23" East 1287.77 feet to Colorado Department of Highways Rights-of-Way marker (Station 224+32.2) located on the South Right-of-Way line of U.S. Highway 50, which is the True Point of Beginning; thence South 21°55' West 435.19 feet to the South line of the NW¼ SE¼, Section 25, thence North 89°56'37" West 513.92 feet to a point on the Northeasterly bank of the Orchard Mesa Irrigation Co. ditch, thence along the Northeasterly bank of said ditch the following two courses, North 45°30' West 17.67 feet, North 14°13'48" West 74.46 feet, thence North 21°55' East 547.44 feet to the South right-of-way line of U.S. Highway 50 as recorded in Book 749 at Page 421 of the records of the Mesa County Clerk & recorder, thence along the South Rights-of-Way line of Highway 50 South 69°23' East 537.34 feet to the true point of beginning; EXCEPT road right-of-way for Highway 50 and ditch/canal right-of-way; Mesa County, Colorado. (2759 Highway 50, Grand Junction, CO 81503)

Tax Schedule No. 2945-254-00-004



Date: 02/25/2003  
Time: 15:23:56

MESA COUNTY  
REAL PROPERTY MAINTENANCE

Page: 1  
REV 1.16

Parcel Number 2945-091-04-011 Yr 2003 Ty C Serial 826518180  
Owner Name: Last JARVIS  
First JUDITH  
Mid ANN TAC 10300  
Suf

Company Owner  
Joint Owner TRUST  
Location: Number 02482  
Street COMMERCE BLVD  
Dir  
Unit  
Mailing: Street 236 ARROYO DR Prior Parcel  
City GRAND JUNCTION Assoc Parcel  
State CO  
Zip Code 81503-1706 Mob Home Title

Year Built 0 Adjust Year 0  
Number of Rooms 0 Number of Baths 0.00  
Year Created 0 Record Status  
Land Dimensions 138X304 Heated Sq Ft 0

	Market	Assessed	Mill Levy	75.519
Current Land Val	75600	21920	Special Asmt	
Imp Val	145890	42310	0.00	
Total	221490	64230	Estimated Taxes	
Previous Land Val	75600	21920	4850.59	
Imp Val	145890	42310		

Abstract	Units	Class	
Land 3112	.960	L Desc CONTRACTING/SERVICE - IND Unit Type A	
Imp 3212	3040.000	I Desc CONTRACTING/SERVICE - IND Unit Type	

Date	Previous Owner	Receipt#	Deed Book & Page	Doc	Sale Price
10/26/90	ROBERT VISEK	1555351	1811 171	WDJT	131000
06/29/95	WILLIAM JARVIS	1722069	2155 475/477	WD	
12/05/97	WILLIAM JARVIS	1823959	2384 588	QCD	
03/13/98	JUDITH JARVIS	1836940	2416 887/890	AFF	

Legal Desc (May not be complete.)  
LOT 4 BENSON COMMERCIAL SUB SEC 9 1S 1W

# REVIEW COMMENTS

*Emailed  
5/22/03*

Page 1 of 3  
May 20, 2003

FILE #COU-2003-084

TITLE HEADING: Jarvis Property Homes-R-Us

LOCATION: 2482 Commerce Blvd

PETITIONER: Judy Jarvis

PETITIONER'S ADDRESS/TELEPHONE: 236 Arroyo Drive  
243-8649

PETITIONER'S REPRESENTATIVE: Design Specialists – Rob Rowlands  
917 Main Street  
241.1903

STAFF REPRESENTATIVE: Scott Peterson

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., AUGUST 20, 2003.**

## CITY COMMUNITY DEVELOPMENT

5/9/03

Scott Peterson

244-1447

1. Zoning: C-2. Change of Use application with administrative review.
2. Landscaping Req: 17 Trees (1 1/2" caliper minimum required). 141 shrubs (5-gallon minimum required). 75% of front yard setback is required to be landscaped (11'). Submit Landscaping Plan in accordance with Section 6.5 of the Zoning & Development Code.
3. Site is located in Floodway/Plain.
4. Parking: Eight (8) spaces are required and will need to have a concrete or asphalt driving surface from the street to serve all required parking spaces and backing aisles. One (1) space is required to be designated and striped handicap accessible. One (1) bicycle rack also required with a minimum of three (3) spaces. Submit revised Site Plan showing required parking configuration with dimensions.
5. Three (3) businesses located on site.
6. Permitted Land Use: "Manufactured Building Sales and Service."
7. On revised Site Plan, give dimension of the existing building and also distance from building to the front property line for front yard setback information.
8. Delete "Old Code Parking Requirements" on Site Plan.
9. Correct misspellings.

**CITY DEVELOPMENT ENGINEER**

5/8/03

**Laura Lamberty**

256-4155

1. Parking must not back into the right-of-way. Provide one handicap space. Relocate required parking to area which is paved and provides adequate physical dimension for parking and maneuver room. See TEDS Chapter 4. Dimension parking spaces and aisle widths on Site Plan. Address Engineer's comments from General Meeting.
2. Define entrance point with hard features and consistent with width requirements in TEDS Chapter 4.
3. Drainage: Show how lot drains (with elevations or contours) and address engineer's comments from General Meeting notes. Preferred to drain lot to Commerce Blvd. City Development Engineer can calculate fee based on increased runoff.
4. TCP = (estimate based on information provided in project report)  
 $30 \text{ trips/day} * 0.10 * 500 * 100\% = \$1500$
5. Provide fire flow form if not submitted previously.
6. Dedicate 14' multi-purpose easement along lot frontage. City can provide form and legal description upon request.

**CITY CODE ENFORCEMENT**

5/12/03

**Nina McNally**

256-4103

Code Enforcement comments and questions are based upon the most frequently addressed code violations for new construction/uses as they may apply to this project and are subject to comments of other review agencies.

1. Owner must maintain all vegetation, fences, walls and berms so that there is no sight distance hazard nor road or pedestrian hazard. ZD 6.5
2. Outdoor storage and display must conform to Zoning District regulations for this C-2 Zone (ZD Chapter 3) and Outdoor Storage, Non-res. 4.1.I.2. There currently are five manufactured homes on the property and one appears to possibly be in the front setback, which is not allowed. Was the site approved for this use?
3. Project must conform to off-street parking, loading and bicycle storage provisions set forth at ZD 6.6 and landscaping as approved must be maintained ZD 6.5.B.15
4. Dust control measures must be taken during construction and for any parking areas Municipal Code 16-126, and parking areas maintained as required at ZD 6.6.A.9.b.
5. Adequate shielded lighting shall be provided for all parking facilities used at night ZD 6.6.A.8.
6. ALL outside light sources shall conform to the standards set forth at ZD 7.2.F., Nighttime Light Pollution.
7. Fences require a permit. ZD 4.1.J. Please check and make sure that a permit was issued for the existing fence.
8. ZD 3.4.E., C-2 Summary indicates that commercial activities includes "limited outdoor display of goods and even more limited outdoor operations". This outdoor operation does not appear to be consistent with what is allowed in a C-2 zone and seems more consistent with Outdoor Operations and Storage for manufacturing or assembling in an Industrial zone.

**CITY FIRE DEPARTMENT**

5/8/03

**Hank Masterson**

244-1414

---

No objections to a Planning Clearance.

Plans for the interior remodel for the three businesses must be submitted to the Fire Department for our review.

**CITY TRANSPORTATION ENGINEER**

5/12/03

**George Miller**

256-4123

---

Proposal is to change from one group of commercial/industrial uses to another group. The new group will store, supply and manufacture manufactured homes.

Proposal comments:

1. Submittal does not clarify how many employees will be on the site, how many product related loads (deliveries, home shipments, etc) will be made weekly, nor the size of the product loads. These issues need to be clarified before comment can be made on the proposal.
2. There are no Urban Trails issues with this site.

**CITY PROPERTY AGENT**

5/19/03

**Peter Krick**

256-4003

---

I have no comments regarding the Jarvis Property change in use plan.

**CITY UTILITY ENGINEER**

5/15/03

**Trent Prall**

244-1590

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Please contact Jodi Romero with the City Customer Service Division at 244-1520 in regards to sewer plant investment fees, potential 1988 Sewer Extension Fees, and monthly service rates for the site.

Submitted site plan fails to comply with basic City of Grand Junctions. line font standards and therefore review of this plan is difficult if not impossible without more information. Please provide location of all existing and proposed sewer and water mains and service lines in accordance City's Submittal Standards for Improvements and Development (SSID) page IX-29. Please resubmit only after confirming that the drawing conforms to the requirements laid forth in SSID.

**MESA COUNTY BUILDING DEPT**

5/8/03

**Bob Lee**

244-1656

---

A change-in-use building permit is required. We will need to identify if the building needs to be changed to meet the building code requirements for the proposed use. We are more concerned about the sales use. The other uses do not appear to be a problem from a building code standpoint. ADA issues need to be addressed for the sales area.

City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction CO 81501

Telephone: (970) 244-1430  
Fax: (970) 256-4031  
Email: [CommDev@ci.grandjct.co.us](mailto:CommDev@ci.grandjct.co.us)



## Review Agency Comment Sheet

*(Petitioner: Please fill in blanks in this section only unless otherwise indicated)*

Date: <u>4-25-03</u>	To Review Agency: <u>CITY COMM. DEV.</u>
File No: <u>CDU-2003-084</u> <i>(To be filled in by City Staff)</i>	Staff Planner: <u>SCOTT Peterson</u> <i>(To be filled in by City Staff)</i>
Project Name: <u>JARVIS PROPERTY - CHANGE IN USE</u>	
Location: <u>2482 COMMERCE BLVD.</u>	
Development Review Meeting Date: <u>5/13/03</u> <i>(To be filled in by City Staff)</i>	

### **COMMENTS**

*(For Review Agency Use)*

**Outside Review Agencies:** Please email comments to: [CommDev@ci.grandjct.co.us](mailto:CommDev@ci.grandjct.co.us), FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

**City Review Agencies:** Please type your comments in Impact AP.

**All comments must be returned to the  
Community Development Department no later than**

*(To be filled in by City Staff)* 5/12/03

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By \_\_\_\_\_

Date \_\_\_\_\_

Email Address \_\_\_\_\_

Telephone \_\_\_\_\_





May 8, 2003

## **ACCEPTANCE LETTER**

A submittal for the Jarvis Property Homes-R-Us (COU-2003-084) has been accepted for review.

If you have any questions regarding the status of this project review, please contact Scott Peterson, the project planner, at 244-1447 or [scottp@ci.grandjct.co.us](mailto:scottp@ci.grandjct.co.us).

Review comments for the project will be available on 5/20/03 after 4:00 P.M., approximately 3 weeks from the application submittal date.

If this project requires a public hearing, a sign must be posted on the property a minimum of ten (10) days in advanced of the hearing. There will be a \$50.00 refundable deposit required at the time the sign is picked up from Community Development.

cc: COU-2003-084

**From:** Scott Peterson  
**To:** Nina McNally  
**Date:** 5/22/03 9:04AM  
**Subject:** Update on COU-2003-084 - Jarvis Property Homes-R-U's - 2482 Commerce Blvd.

Nina,

The Agent for the petitioner received the Staff Review Comments for this project on Tuesday, May 20th. After talking to him, he pointed out in Table 3.5 Use/Zone Matrix on Page 38 that there is indeed a "Manufactured Building Sales & Service," listed as a permitted land use in the C-2 District. Staff had originally classified him as a "Contractor and Trade Shops, Outdoor storage and operations," which is not allowed in the C-2 District and notified him that he had 30 days to find another location, which you were going to monitor.

After talking to Pat, Kathy & Bob yesterday, we agreed that it would be a permitted land use for the C-2 District and I changed my comments in Impact accordingly. Parking and landscaping will now be big items and will have to see if they are willing to make the required changes to their property.

Just wanted let you know that it would be a permitted land use, however they will need to submit a revised Site Plan and develop their site accordingly. They have until August 20th to respond to our comments.

Scott

**CC:** Ivy Williams

**From:** Nina McNally  
**To:** Peterson, Scott; Williams, Ivy  
**Date:** 5/27/03 8:07AM  
**Subject:** Re: Update on COU-2003-084 - Jarvis Property Homes-R-U's - 2482 Commerce Blvd.

Thanks for the update, Scott. Hope their 'refurbishing' doesn't stir up any dust!

**From:** Peter Krick  
**To:** Scott Peterson  
**Date:** 5/19/03 10:40AM  
**Subject:** Jarvis Site

AP  
5/19/03

Scott,  
I have no comments regarding the Jarvis Property change in use plan.  
Peter

COV - 2003 - 024

**From:** Nina McNally  
**To:** Scott Peterson  
**Date:** 5/13/03 10:43AM  
**Subject:** Jarvis COU on Commerce

I made a comment about the use because I have an open case on Grand Junction and Fruita Body & Paint on Commerce just up the street from the Jarvis property. Seems they have been sandblasting and painting outside and creating a heck of a noise, dust and fume problem for their neighbor to the west of them, Alpine Auto Haus. If the Jarvis people are going to be doing refurbishing on that lot I'd want to make sure they weren't going to be generating too much of that kind of thing. There are some kind of offices just across the street from them. If possible I like to avoid seeing things happen that are going to generate complaints (wonder why I'd want to avoid complaints?!). I'm attaching a couple of pictures of the trailers they have there now. It looks like I was wrong about there being five, I think it's more like seven.

Scott Peterson Homes R Us - 2482 Commerce Blvd.  
**From:** Scott Peterson  
**To:** Nina McNally  
**Date:** 5/14/03 8:51AM  
**Subject:** Homes R Us - 2482 Commerce Blvd.

Nina,

Thanks for the pictures yesterday regarding this project. The Development Review Staff met yesterday to discuss this project and the rest of the staff agreed with me, that this land use would not be in keeping with the C-2 District, but should be relocated to one of the Industrial Districts. My notes in Impact that they will receive next week will reflect that Staff will not approve their Change of Use application.

You might want to make a note to yourself in a month or two to see if they are still located there and if we do not hear back from them on what their intentions will be.

Thanks.

Scott

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO.
FILE #

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>2482 COMMERCE BLVD</u> SUBDIVISION <u>BENSON</u> FILING _____ BLK _____ LOT <u>4</u> OWNER <u>JUDY JARVIS</u> ADDRESS <u>236 ARROYO DR.</u> TELEPHONE <u>243-8649</u> APPLICANT <u>JUDY JARVIS</u> ADDRESS <u>236 ARROYO DR.</u> TELEPHONE <u>243-8649</u>	TAX SCHEDULE NO. <u>2945-091-04-001</u> SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>N/A</u> SQ. FT OF EXISTING BLDG(S) <u>4700</u> NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u> CONSTRUCTION USE OF ALL EXISTING BLDGS <u>OFFICE/PART SALES/WAREHOUSE</u> DESCRIPTION OF WORK & INTENDED USE: <u>OUTSIDE STORAGE OF MODULARS FOR</u> <u>RENOVATION &amp; STORAGE FOR SALE</u>
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\* Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE _____ SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAXIMUM HEIGHT _____ MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____ CENSUS TRACT _____ TRAFFIC ZONE _____ ANNX _____
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Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature <u>Judith Ann Jarvis Trust</u>	Date <u>4/28/03</u>
Department Approval _____	Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

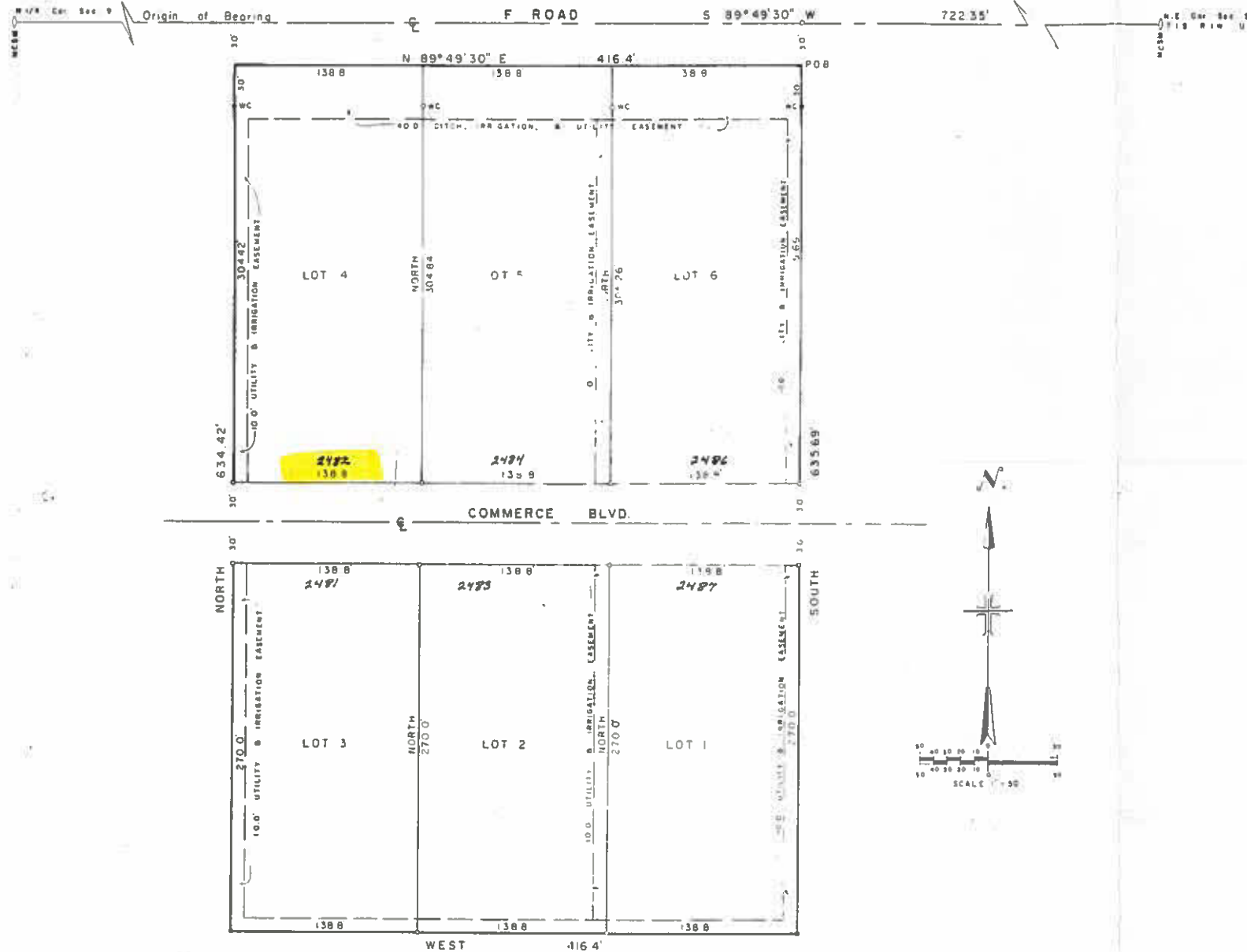
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

# BENSON COMMERCIAL SUBDIVISION

DEDICATION

C2



**KNOW ALL MEN BY THESE PRESENTS**

That the undersigned T. L. Benson, Ned L. Johnson and Ada A. Johnson are the owners of that real property situated in the County of Mesa, State of Colorado and lying in the Northeast 1/4 Northeast 1/4 of Section 9, Township 1 South, Range 1 West of the 10th Meridian, as shown by the accompanying plat hereof of said tract being more specifically described by metes and bounds as follows:

Beginning at a Point which bears S 89°49'30" W 722.35 feet and South 300 feet from the Northeast Corner of Section 9, T1S R1W of the U.M., thence South 635.69 feet, thence West 416.4 feet, thence North 634.42 feet, thence N 89°49'30" E 416.4 feet to the Point of Beginning.

That the said owners have caused the said real property to be laid out and surveyed as Benson Commercial Subdivision, a subdivision of a part of the County of Mesa;

That said owners do hereby dedicate and set apart a part of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines; and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser -- not the County of Mesa.

IN WITNESS WHEREOF, said owners T. L. Benson, Ned L. Johnson and Ada A. Johnson have caused their names to be hereunto subscribed this 27th day of July, A. D., 1970.

*Ned L. Johnson*  
Ned L. Johnson  
*Ada A. Johnson*  
Ada A. Johnson

*T. L. Benson*  
T. L. Benson

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 27th day of July, A. D., 1970, by T. L. Benson, Ned L. Johnson and Ada A. Johnson.

My Commission expires Nov. 12, 1973.  
Witness my hand and official seal.

*John C. Shepherd*  
John C. Shepherd  
Notary Public

993739 CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 1:30 o'clock P.M., Sept. 15, A. D., 1970, and is duly recorded in Plat Book No. 11, Page 20.

Fees \$ 10.00

By *Annietta Dunston*  
Annietta Dunston  
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 17th day of August, A. D., 1970  
County Planning Commission of the County of Mesa, Colorado

By *Joe R. Swanson*  
Joe R. Swanson  
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 17th day of August, A. D., 1970  
Board of County Commissioners of the County of Mesa, Colorado

By *Thomas Hubert*  
Thomas Hubert  
Chairman

SURVEYOR'S CERTIFICATE

I hereby certify that the accompanying plat of Benson Commercial Subdivision is a true and correct copy of the original as shown to me and has been prepared under my direct responsibility, supervision and control.

By *William P. Brown*  
William P. Brown  
Registered Land Surveyor

For accuracy of surveys, calculations

Witness my hand and official seal Date 8/11/70  
Mesa County Surveyor



LEGEND  
--- Reddy ---  
--- Reddy ---

WESTERN ENGINEERING  
PLAT OF  
BENSON COMMERCIAL SUBDIVISION  
TRACT NO 5  
MESA COUNTY, COLORADO  
SURVEYED BY W.P.B. DRAWN BY C.J.S. TRACED BY W.P.B.  
GRAND JUNCTION, COLO. DWG. 1-439-A 8/17/70





5-03

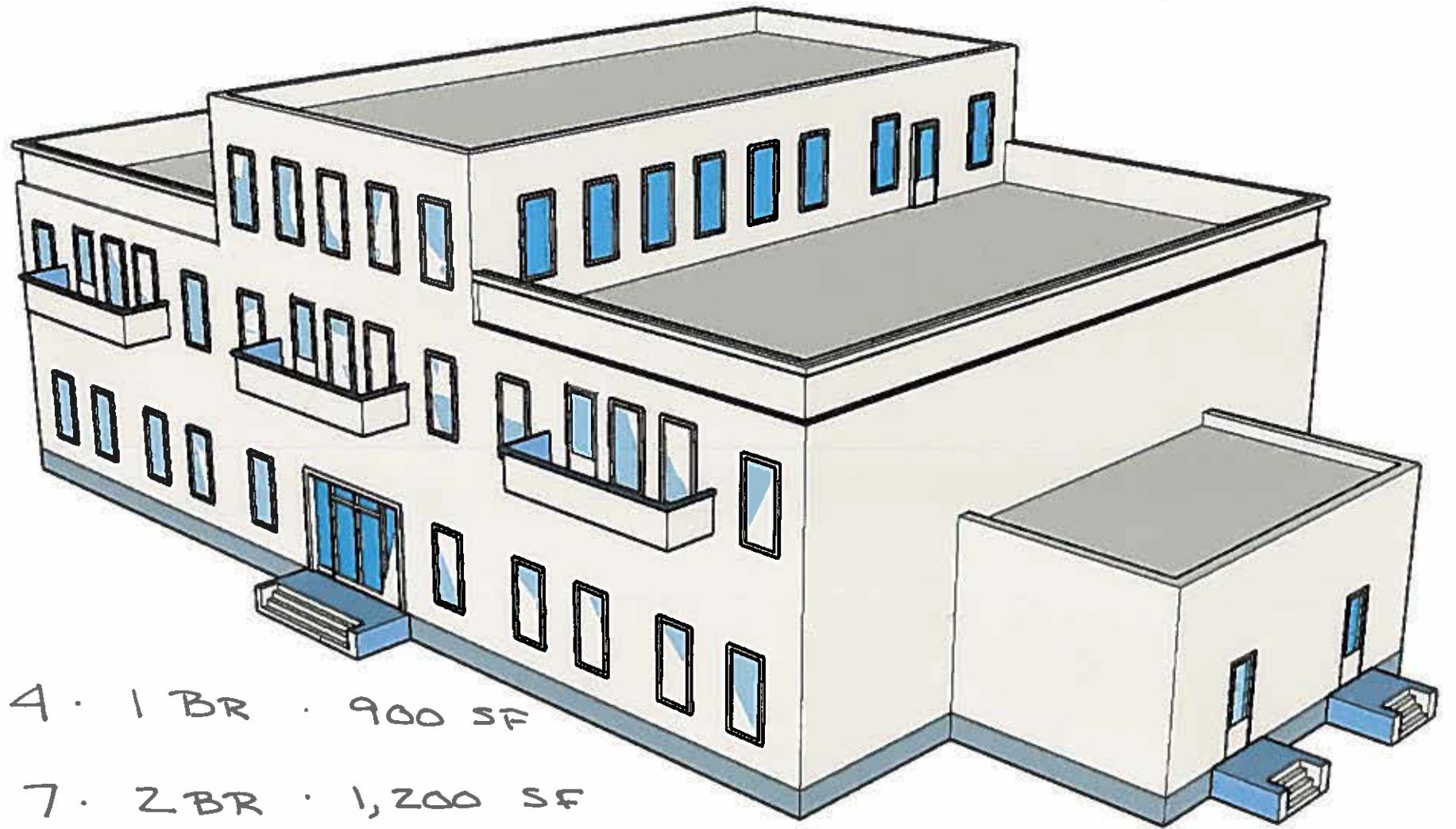


5-03

# 2482 Commerce Blvd.





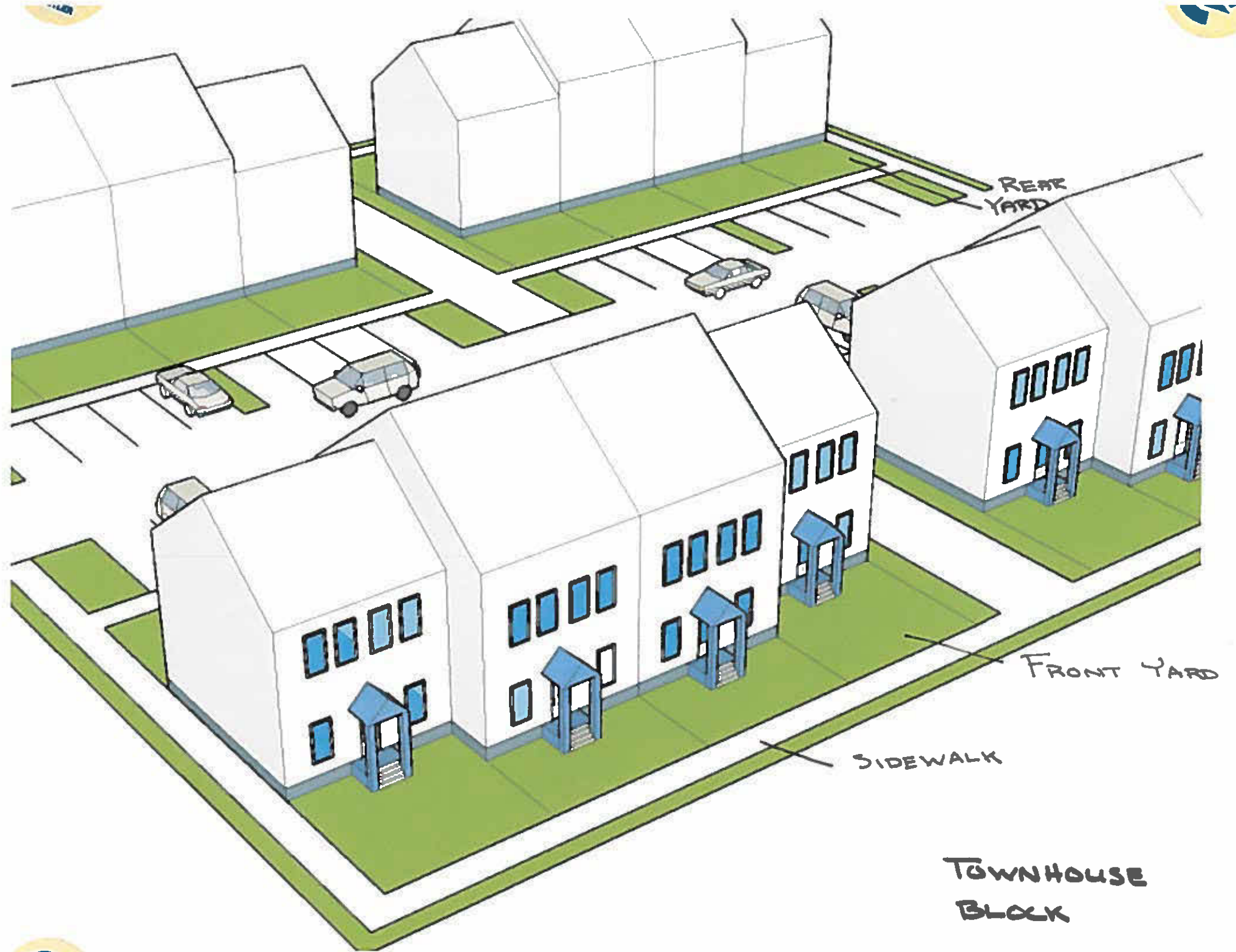


4 · 1 BR · 900 SF

7 · 2 BR · 1,200 SF

2 · 2/3 BR · 1,500 S.F.

LOW · RISE  
CONDOS

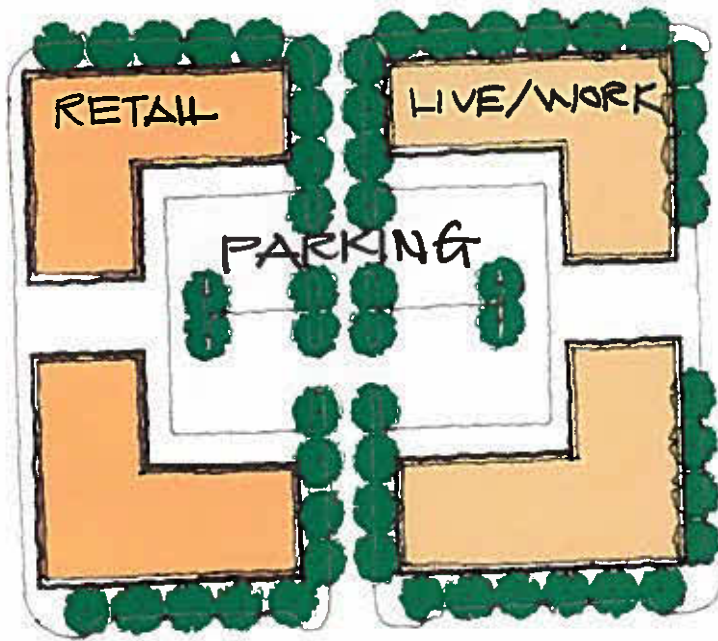


REAR  
YARD

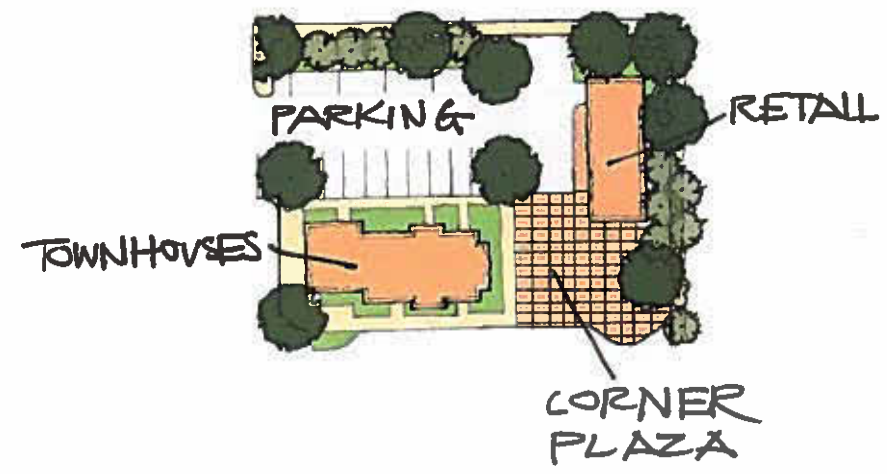
FRONT YARD

SIDEWALK

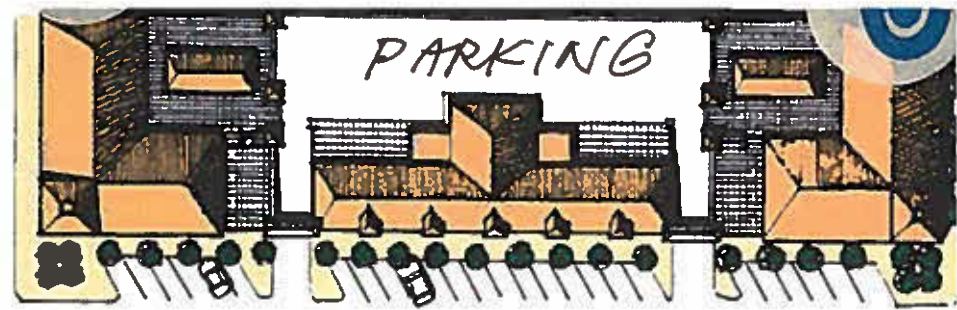
TOWNHOUSE  
BLOCK



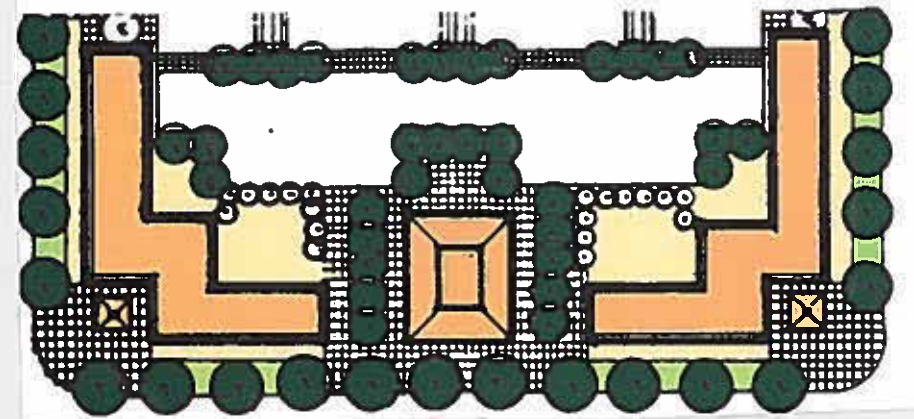
MIXED USE  
PROTOTYPE







NEIGHBORHOOD  
COMMERCIAL



VILLAGE  
COMMERCIAL

MAIN ST.

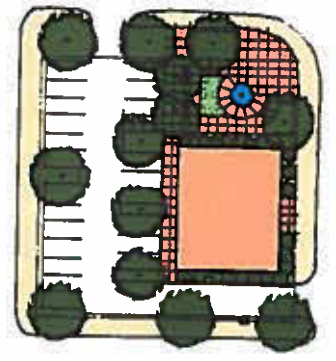


COURTYARD

PED. ACCESS

SIDE STREET

PARKING





- NOT GOOD ENOUGH PED ACCESS TO DOWNTOWN
- ↑ BIKE/PED CONNECTIVITY
- ↑ GREEN SETBACK

Should be more recreational + entertainment oriented. A riverfront destination. Food, shops, bars, easy access to the river for non-motorized boats. A center for river-oriented events. Add a connector to downtown so each complements the other with



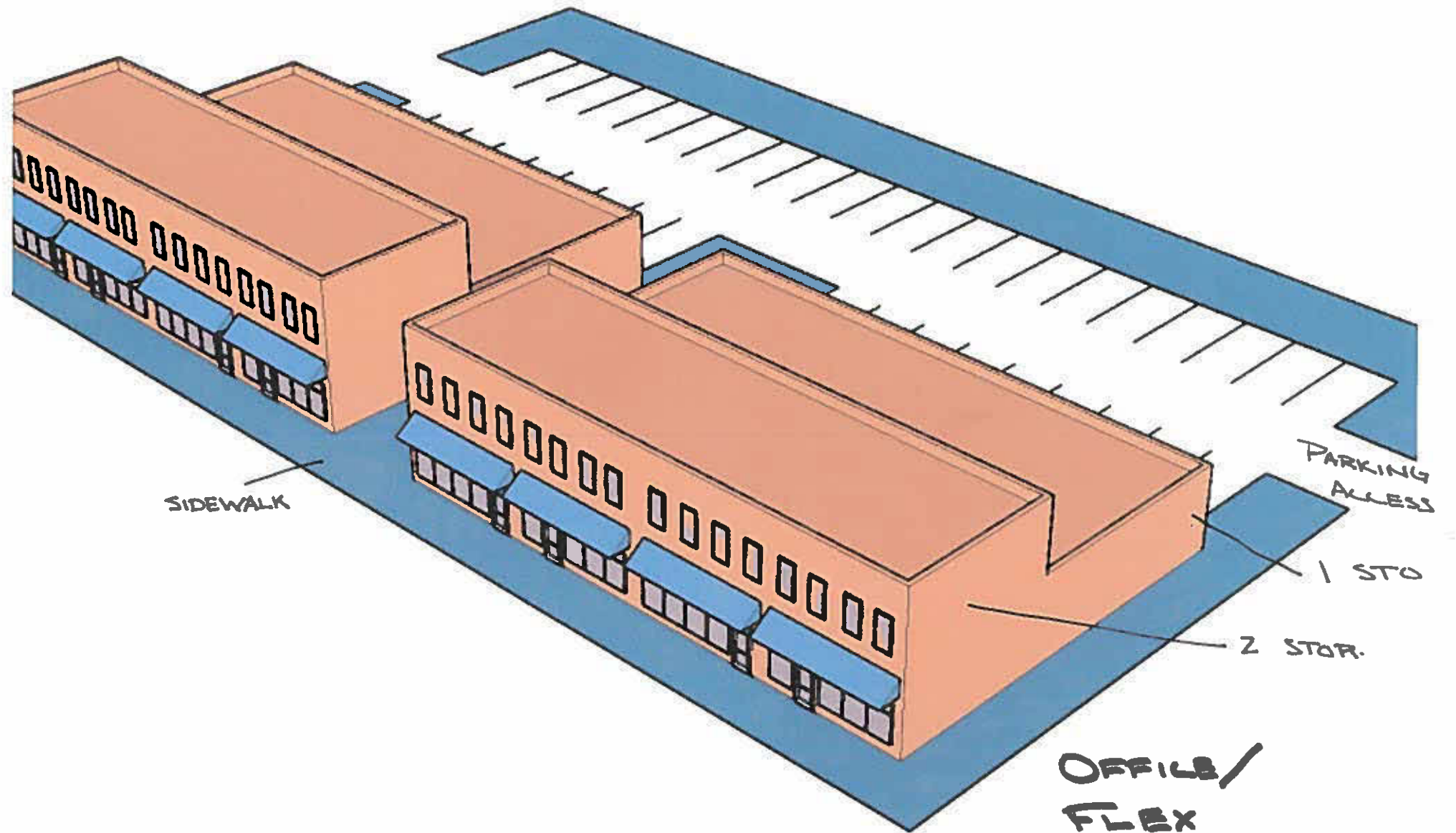
MIXED -  
RETAIL/OFFICE  
RESIDENTIAL



ACCESSWAYS  
TO PARKING &  
OTHER UNITS

TOWNHOUSE  
BLOCK - VIEW





SIDEWALK

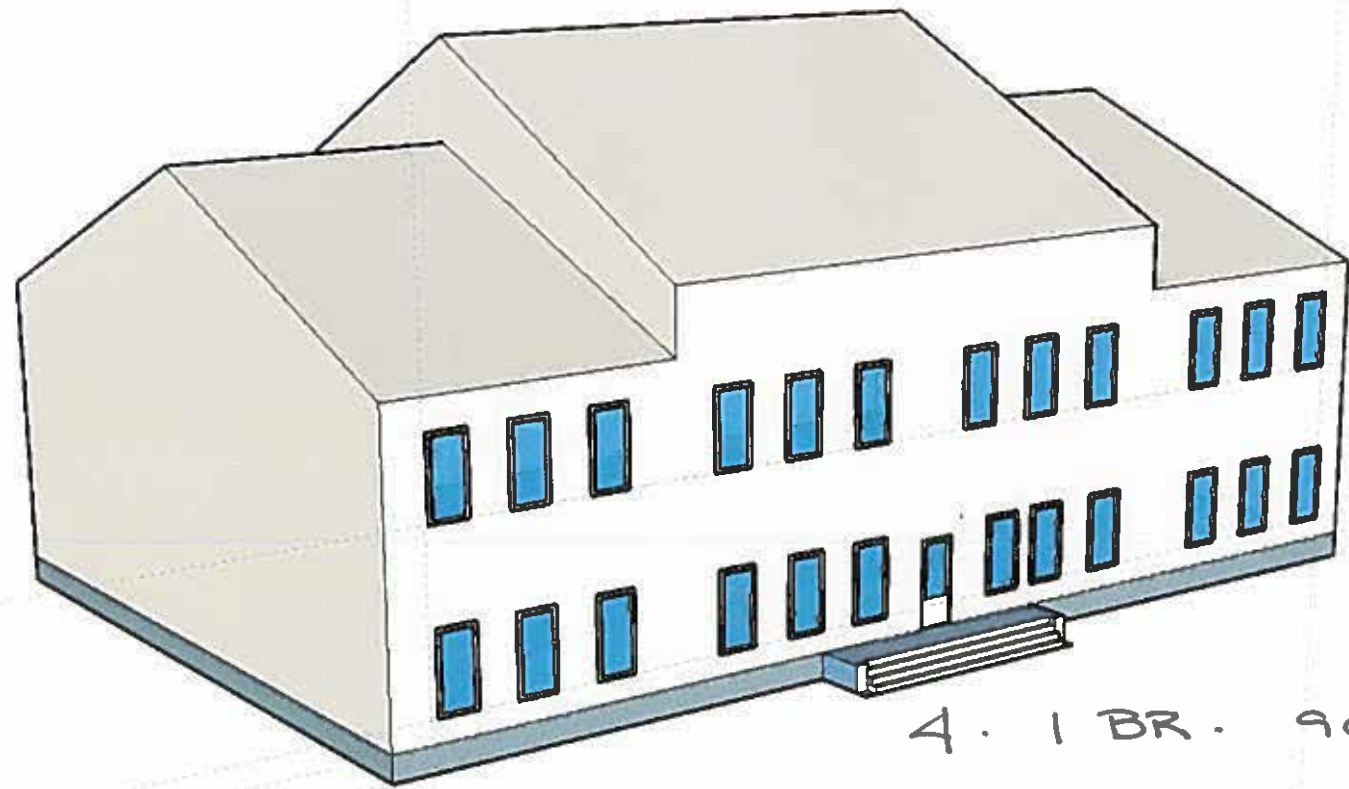
PARKING ACCESS

1 STO

2 STOR.

OFFICE/  
FLEX  
W/ PARKING



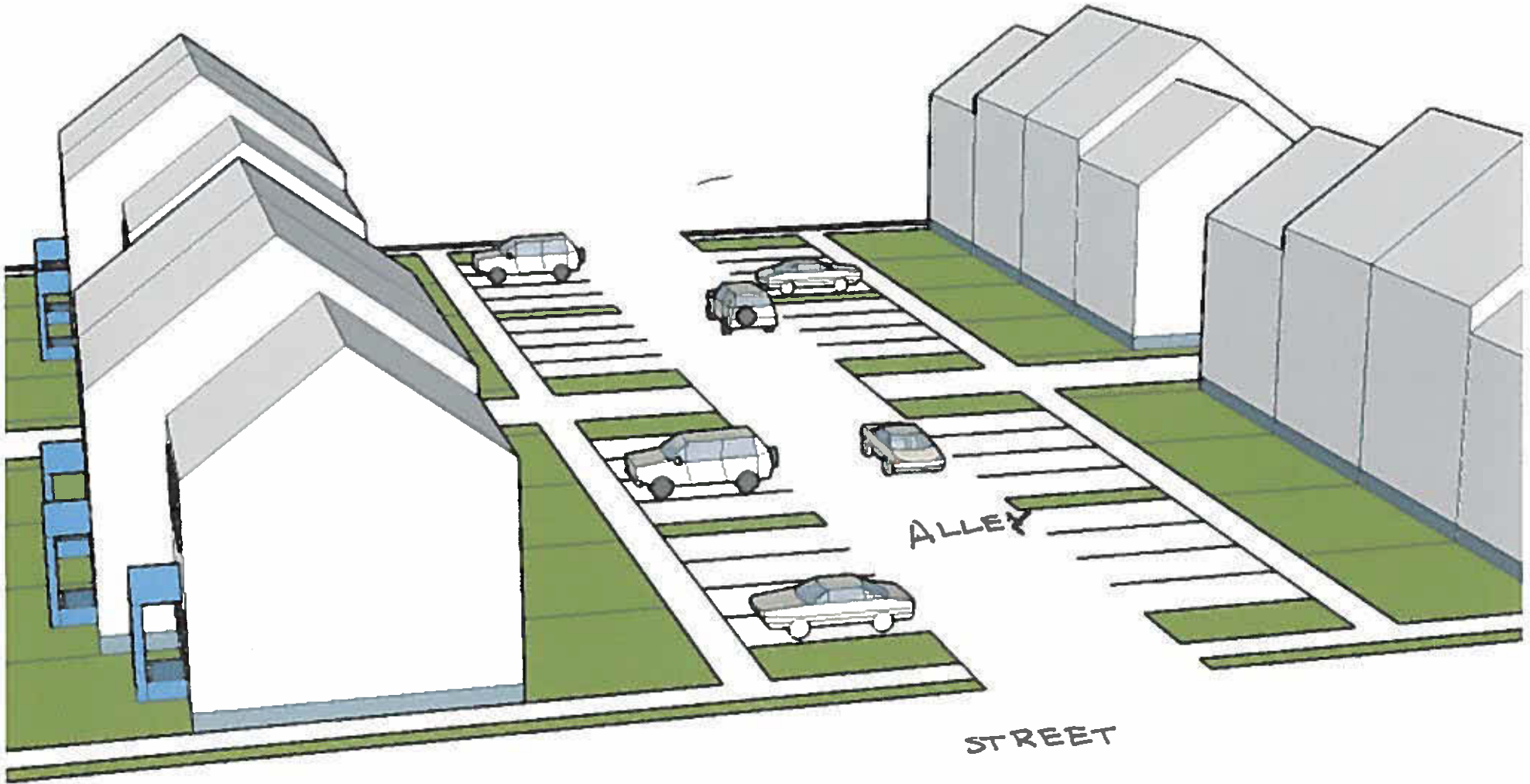


4 · 1 BR · 900 S.F.

6 · 2 BR · 1,200 S.F.

1 · 2/3 BR · 1,500 S.F.

LOW-RISE  
CONDOS

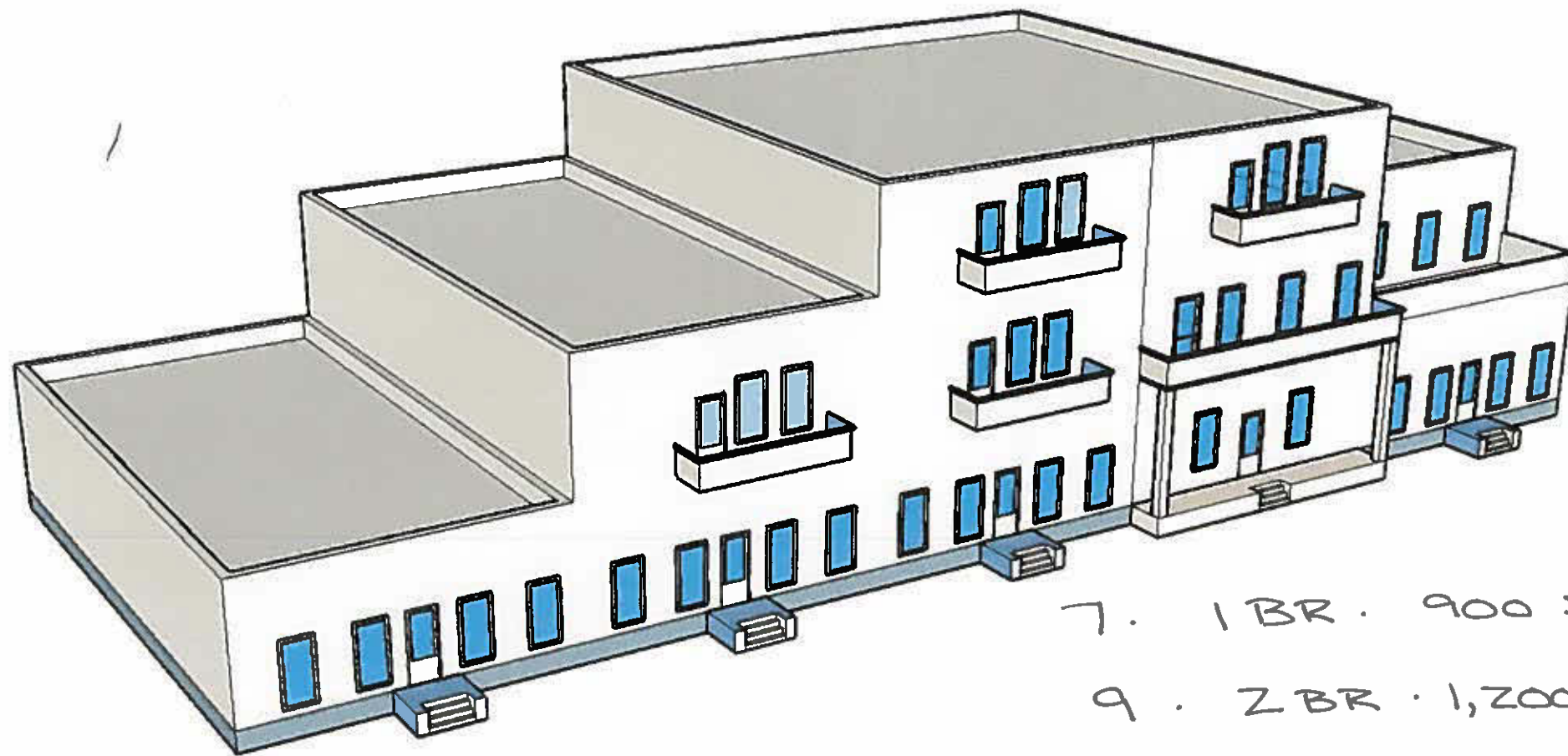


ALLEY

STREET

TOWNHOUSE  
BLOCK - PARKING

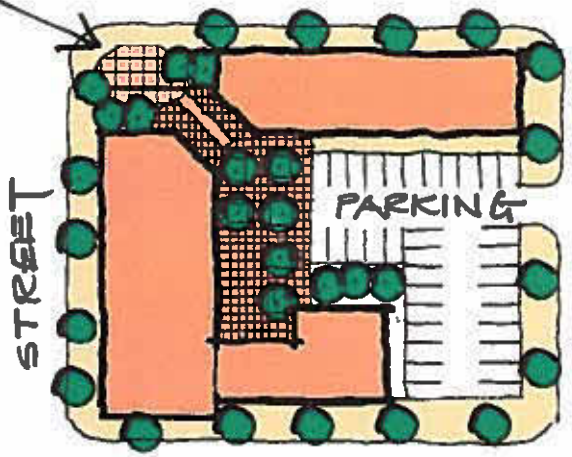




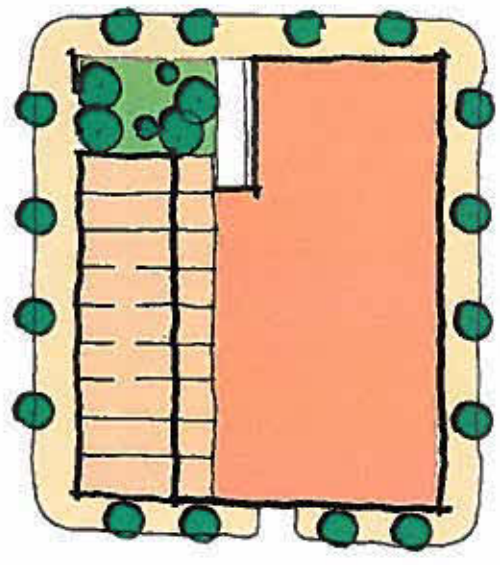
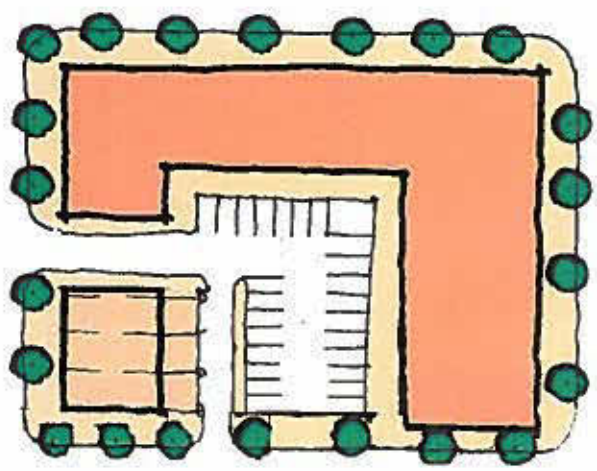
- 7. 1 BR. 900 S.F.
- 9. 2 BR. 1,200 S.F.
- 1. 2/3 BR. 1,500 S.F.

Low-Rise  
CONDOS

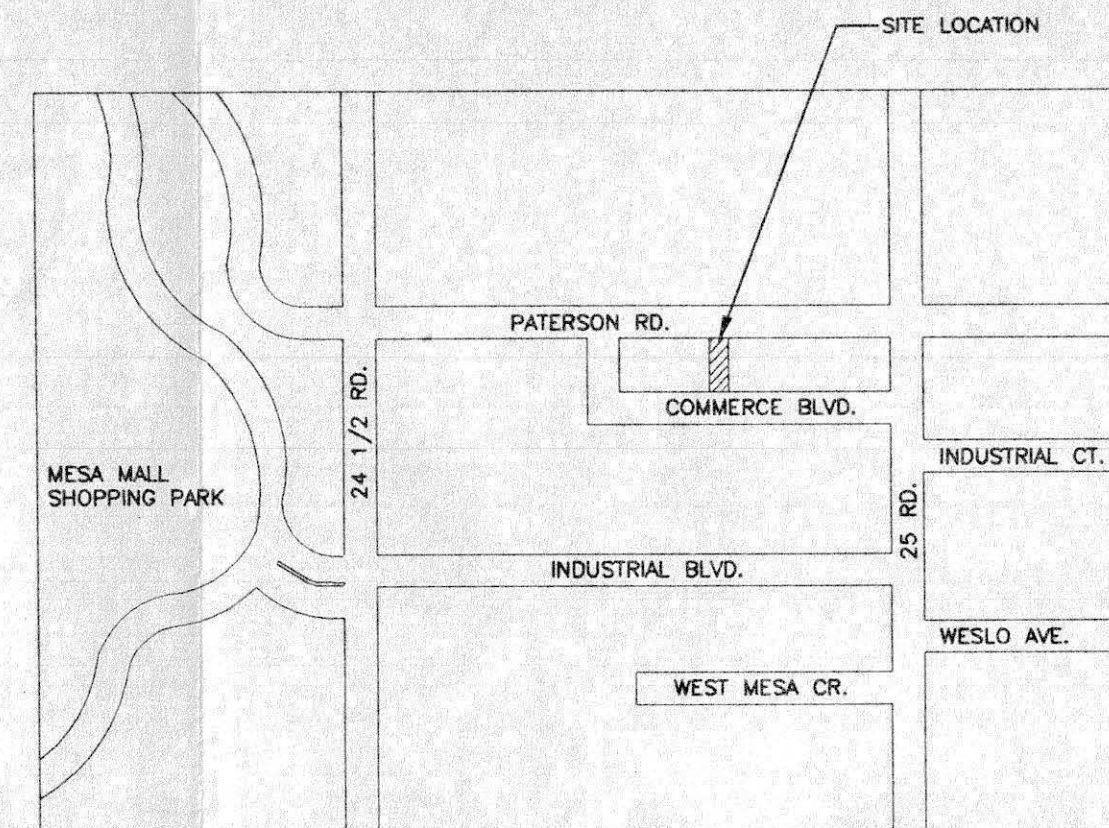
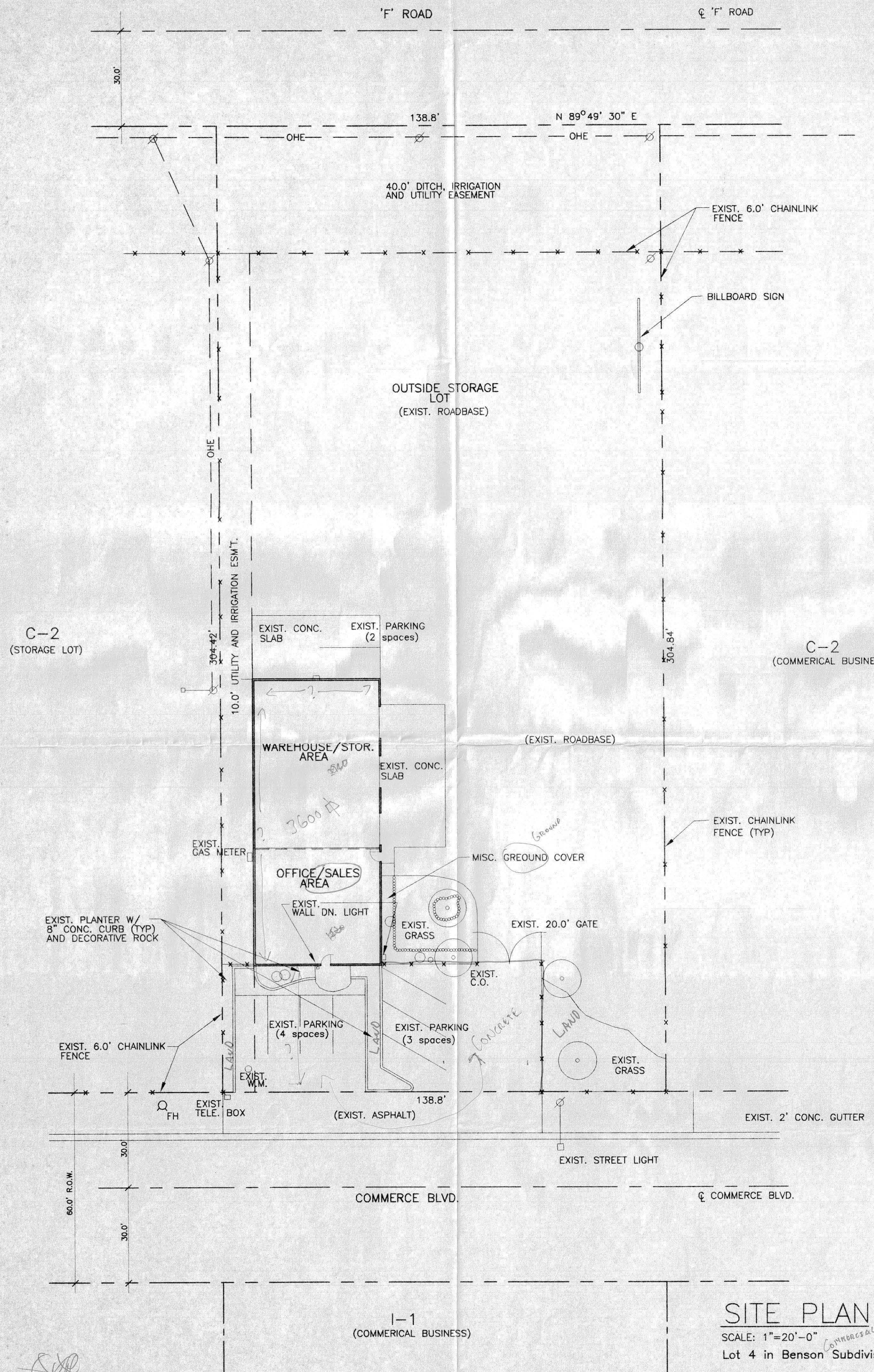
CORNER PLAZA



COMMERCIAL  
PROTOTYPE







LOCATION MAP  
NO SCALE

**PARKING REQUIREMENTS-OLD CODE**

OFFICE-1 SPACE PER 300 SQ. FT.  
INDUSTRIAL/MANUF.-2 EMP + 10% OF TOTAL  
WAREHOUSE-1 SPACE PER EMPLOYEE

PARKING REQUIRED:  
OFFICE- 1300 SF/300= 4.33 SPACES  
INDUSTRIAL/MANUF.- 2 EMP X 1.1= 2.2  
WAREHOUSE- 1 EMP = 1

TOTAL REQUIRED = 7.53 OR 8 SPACES  
TOTAL PROVIDED = 9 SPACES

**PARKING REQUIREMENTS-NEW CODE**

OFFICE-1 SPACE PER 300 SQ. FT.  
WHOLESALE SALES-1 SPACE PER 1.1 EMPLOYEES  
WAREHOUSE-1 SPACE PER 1.1 EMPLOYEES

PARKING REQUIRED:  
OFFICE- 1731 SF/300= 5.77 SPACES  
WHOLESALE SALES- 1 EMP X 1.1= 1.1  
WAREHOUSE- 1 EMP X 1.1 = 1.1

TOTAL REQUIRED = 7.9 OR 8 SPACES  
TOTAL PROVIDED = 9 SPACES

**LAND USE BREAKDOWN**

SITE - 0.94 ACRES - 42,037 ft<sup>2</sup>

ASPHALT/CONCRETE - 5,130ft<sup>2</sup> = 60.9%  
LANDSCAPE/ROADBASE - 33,307ft<sup>2</sup> = 90.6%  
BUILDING - 3,600ft<sup>2</sup> = 8.5%

TOTAL - 42,037ft<sup>2</sup> = 100%

**SERVICES BY:**

WATER - UTE WATER  
GAS & ELEC. - X-CEL  
PHONE - QWEST  
SEWER - CITY OF GRAND JUNCTION  
DRAINAGE - GRAND JUNCTION DRAINAGE  
IRRIGATION - GRAND VALLEY IRRIGATION

**LEGEND**

- PROPERTY LINE
- LINE OF UTILITY EASEMENT
- SS --- SANITARY SEWER
- G --- GAS LINE
- OHE --- OVERHEAD ELECTRIC LINE
- W --- WATER LINE
- SD --- STORM DRAIN LINE
- EDGE OF NEW ASPHALT
- CONCRETE
- FIRE HYDRANT
- ↓ EXISTING EXTERIOR DOOR
- 6.0' CHAINLINK FENCE
- NEW BUILDING FOOTPRINT
- TRAFFIC FLOW
- UTILITY POLE
- ROCK EDGING/BORDER
- EXISTING TREES
- EXISTING SHRUBS

*(Handwritten notes)*

✓ PERMITTED USE - CONTRACTORS & TRAIL SHOPS  
 ✓ ZONING C-2  
 ✓ 42,037 sq ft LOT  
 17 TREES 75% OF FRONT SETBACK LAND. EXISTING COND. HOWEVER  
 141 SHRUBS  
 ✓ IN FLOODWAY/PLAIN  
 ✓ PARKING:  
 - 1 HAND. BUSINESS ASSE?  
 6 SPACES / OFFICE 2 SPACE / WAREHOUSE  
 - BIKE RACK  
 3 BUSINESSES 8 REQ.  
 5 EMPLOYEES TOTAL

**SITE PLAN**  
SCALE: 1"=20'-0"  
Lot 4 in Benson Subdivision, Mesa County, Colorado

NO. DATE REVISIONS

DATE: 04/03 JOB NO. 0312  
DESIGNER: rdr DRAWN: rdr  
ENGINEER: CHECK: rds

ARCHITECTS AND PLANNERS  
917 MAIN STREET  
GRAND JUNCTION  
COLORADO 81501  
(970) 241-1903

**design specialists**

PROJECT TITLE: JARVIS PROPERTY 2482 COMMERCE BLVD. Grand Junction, CO 81503  
SHEET TITLE: SITE PLAN CHANGE IN USE  
SHEET 1 OF 1

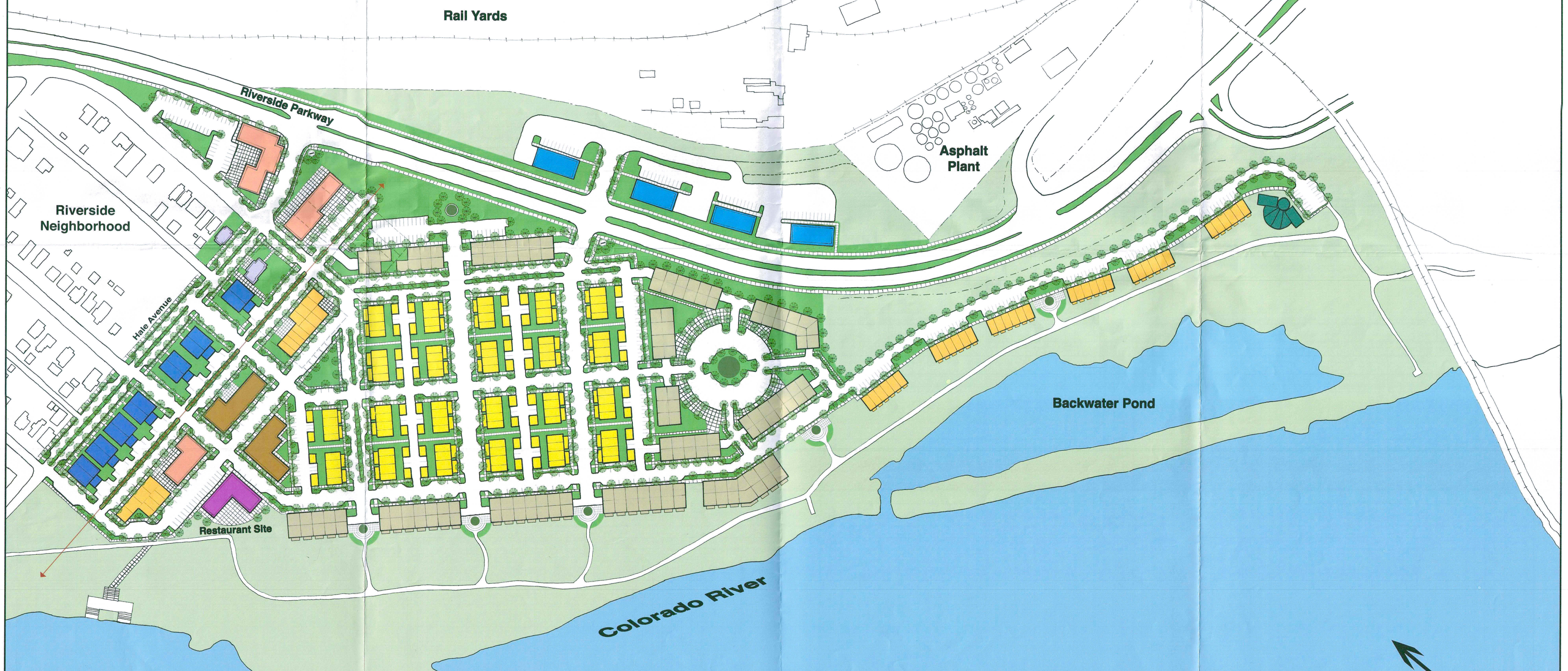
SP-1



180-02

**Legend**

	Gateway Element		Transmission Line
	Public Plaza		Property Inholdings
	Mixed Use: office or residential over commercial (17,800 sf commercial/17,800 sf residential or office)		Live/Work (55 units/88,000 sf)
	Natural Landscape		Condo (324 units/324,500 sf)
	Mixed Use: Office over Commercial (27,800 sf office/27,800 sf commercial)		Townhouse (88 units/123,200 sf)
	Flex (22,000 sf)		Restaurant (7,600 sf)
	Civic (Existing)		Park Pavilion
	Duplex (14 units/19,600 sf)		Improved Landscape



**Jarvis Property Conceptual Master Plan**  
 Winter & Company

February 2005

