

Table of Contents

File 1978-0030

Date 8/7/00

Project Name: 2730 Highway 50

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
---------------------------------	---------------------------------	---

X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form			
		Review Sheets			
		Letter from Karl Metzner to Power Equipment Co. – 4/21/78			
		Letter from Karl Metzner to Power Equipment – 3/26/79			
		Power of Authority - **			
		Planning Commission Minutes - ** - 3/28/78			
		Development in H.O. Application (preliminary and final)			
		Letter form Kathy Lofink to Power Equipment Co. – 3/30/78			
		Elevation Map			
		Site Plan			

\$265 3-1-78
 Fee Paid Date

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If questions not applicable indicate by N/A.

Shop and Office Additions

Name of Development

2730 Highway 50, Grand Junction, Colorado
Common Location

Names and Addresses of land owners or developers.

Owner:		Contractor:
Power Equipment Company		C.B.W. Builders, Inc.
<u>NAME</u>	<u>NAME</u>	<u>NAME</u>
2730 Highway 50		Box 2163
<u>ADDRESS</u>	<u>ADDRESS</u>	<u>ADDRESS</u>
Grand Junction, Colorado		Grand Junction, Colorado
<u>BUSINESS PHONE</u>	<u>BUSINESS PHONE</u>	<u>242-3517</u> <u>BUSINESS PHONE</u>

The following check list shall be completed to insure that the maps contain the essential information required by the Development Regulations. (See regulations for detailed information).

- 17.6 Dimensional Standards X
- 17.7 Off-street parking and loading X
- 17.8 Access and Traffic controls X

- 15.D.3.C (1) Street systems, lot lines, lot designs _____
- (2) Parks, playgrounds, public bldgs., etc. _____
- (3) Building sites & common open area _____
- (4) Elevations and/or perspectives of all proposed structures (3 copies) _____
- (7) Drainage Plan (3 copies) _____
- (8) Existing and proposed sewer and water lines and utility easements _____
- (9) (a) Off-street parking and loading _____
- (b) Traffic Circulation Plan _____
- (c) Landscaping and tree planting plan _____

The following information may be submitted in report form or on the plat at the discretion of the developer.

- (5) Development schedule _____
- (6) Agreements, provisions or covenants _____

Legal Description of Development:

The following described tract located in Mesa County, Colorado, to wit:

Beginning at the Southeast corner of lot 15 of block 6 of Artesia Heights; thence North 350 ft.; thence West 125.36 ft. more or less to the East boundary line of Fisher Avenue; thence South along said East line of Fisher Avenue and along the extended portion of Fisher Avenue a distance of 350 ft. more or less to the North boundary line of State Highway 50; thence Southeasterly along said North line a distance of 10 ft. more or less to a point where the North line of State Highway 50 and State Highway 340 intersect; thence East along the North line of State Highway 340 a distance of 115.7 ft. more or less to the point of beginning.

This application completed by

Jerome P. Fossenier

Jerome
Jerry

NAME

P. Fossenier, Engineer

ADDRESS

DATE

NAME

ADDRESS

DATE

Note:

- 1) It is recommended that the petitioner or his representative be in attendance at Planning Commission and City Council meetings. Failure to do so could result in referral of application to the following months meeting.
- 2) All applications must be received by the City Planning Department not later than the first working day of the month in order to be placed on that months agenda.

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
125 WHITE AVE—ROOM 60—TEL (303) 242-9200 EXT 343

March 26, 1979

Power Equipment Company
2730 Highway 50
Grand Junction, Colorado 81501


RE: FILE #30-78 DEVELOPMENT IN HIGHWAY ORIENTED ZONING ✓

Dear Sirs,

In reviewing our files for 1978 we have discovered that a power of attorney for street improvements required as part of your expansion approval of April 19, 1978, has not been submitted. In order that we may close our file on this project please have the attached form signed and notarized. Our department will take care of the necessary recording.

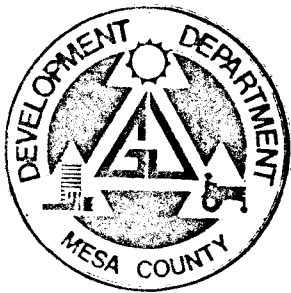
Thank you for your cooperation in this matter.

Sincerely,



Karl Metzner
Planner III

KM/kms



CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501
DIAL 303 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

March 30, 1978

Power Equipment company
2730 Highway 50
Grand Junction, Colorado 81501

RE: FILE #30-78 DEVELOPMENT IN HIGHWAY ORIENTED ZONING

Dear Petitioner:

The Grand Junction City Planning Commission, at their regularly scheduled meeting, March 28, 1978 recommended approval of the Development in H.O. subject to the following conditions:

1. Access from Fischer
2. Vegetative screening on the north and east side of the property.
3. Power of Attorney for full cost of one-half street improvements to Fischer and to Frontage Road south of the property.
4. Corner radius on Fischer and Frontage Road right-of-way needs to be deeded to the City.
5. *Street trees required along Fischer with City participation.*

The Grand Junction City Council will take this item under consideration on April 19, 1978 at 7:30 p.m. Should you have any questions or comments concerning this item, please contact us.

Sincerely,

Kathy F. Lofink
Planner I

KFL:cjr

cc: CBW Builders

April 21, 1978

Power Equipment Company
2730 Highway 50
Grand Junction, Colorado 81501

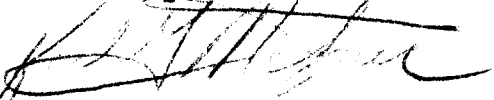
Re: File #3A-78 - Development in H.O.

Dear Sirs:

The Grand Junction City Council, at their April 19, 1978 meeting, approved your application for development in the Highway Oriented Zone at 2730 Highway 50. Approval was subject to all requirements as stated in our letter to you dated March 30, 1978. Be advised that no certificates of occupancy will be issued until all requirements are complied with. This will be varied for the landscape requirement along Fischer Street until such time as Fischer Street is improved. You should, however, provide the rough plumbing necessary for watering the green landscaping along Fischer at this time.

Please call us if you have any further questions concerning this project.

Sincerely,



Karl G. Metzner
Planner I

KGM:cjr

Subdivision Development in H.O. - Power Equipment Co

Date Mar 1, 1978

Item # 30-78

Petitioner Power Equipment Company

Review Agencies Comments

Fire hydrant req'd.
Pet. should work w.
Sonic Burger in prov.
a hydrant on cor. of
Fisher & Hwy 50.

Review Agencies Comments

P.O.F.A for full cost of 17' mat
curb, gutter & sidewalk on Frontage
Road. Corner radius on Fisher
& Frontage Rd ROW should be
decided. Drive cut on B 3/4
Should be abandoned

{ Parks & Rec. - contact
Ken Adleman to work
out landscape plan.

Drainage? Where to.
Curb cuts? Proposed
Edge of existing road,
City Eng. access ~~from~~ to Fisher
Ave & should be back from
intersection.

Action Taken

P.C. Approved March 28, 1978

C.C. Approved 19 April 78

Comments

Access from Fisher. Negative
screening on N. and E. side of
prop. Also city comments
NO C.O. until landscape
& screening reqmts are
met ~~except~~ for
Fisher side.

Action Taken

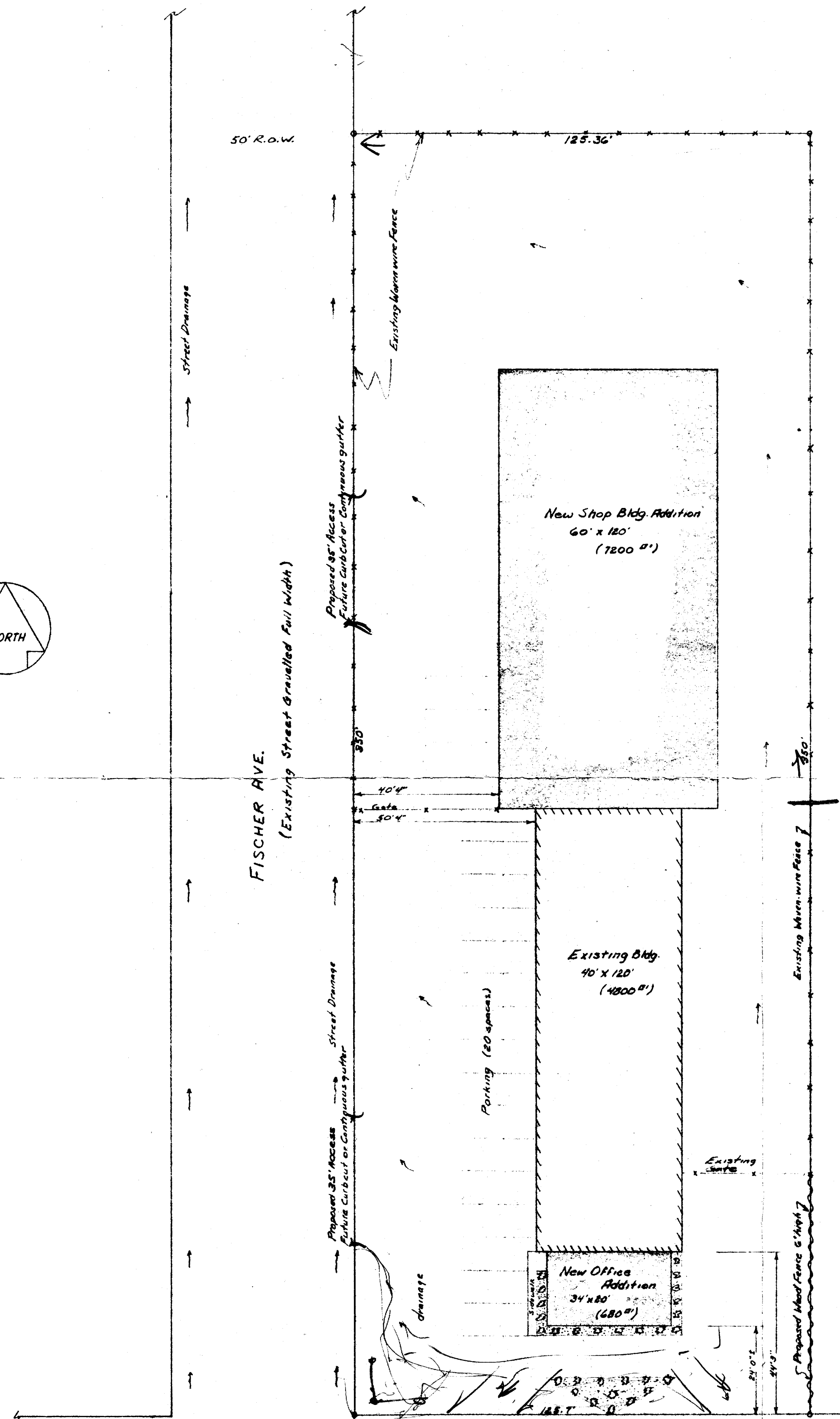
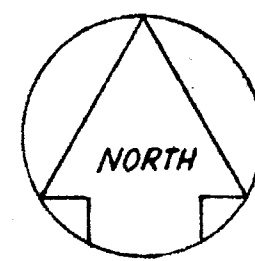
P.C. _____

C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)



B 1/2 RD. (STATE HWY 340)
 (Asphalt Paved w/ deep borrow pit on property line)

SHOP & OFFICE ADDITIONS FOR - POWER EQUIPMENT CO.
 2730 HIGHWAY 50
 GRAND JUNCTION COLORADO
 BY - CBW BUILDERS INC.

H-O ZONING

LEGAL DESCRIPTION - Beg. @ SE Cor. Lot 15, Block 6, Artesian Heights; Thence N. 350 Ft.; Thence W. 125.36 Ft. more or less to E. line of Fischer Ave.; Thence S. along E. line of Fischer Ave. 350 Ft. more or less to N. line of Hwy 50; Thence SE 1/4 along said N. line 10 ft. more or less to a point where the N. lines of Hwy 50 and State Hwy 340 intersect; Thence E. along N. line of State Hwy 340, 115.7 ft to beg.

NOTES - Lot Area 43,925 Sq. Ft., Total Bldg 12,600 Sq. Ft. (28.9 % of Lot)
 Parking 20 spaces (28.4 % of Bldg.)
 Setbacks - Front (S. Side) 24 ft.
 Back (N. Side) 66 ft.
 Sides (W. Side) 40 ft. 4 in.
 (E. Side) 25 ft.
 Loading North of Building
 Max height of Building 28 ft.
 Fire zone 2
 Landscaping as shown to consist of Pfitzer shrubs in rock bed

CONTRACTORS INTENT - This proposal is submitted solely for the purpose of obtaining permission to construct an office addition and a shop addition to the existing building on this property for Power Equipment Co.

POWER EQUIPMENT CO., 2730 Hwy. 50	
OFFICE - SHOP ADDITION	
SCALE: 1" = 20'	APPROVED BY:
DATE: 2-1-75	
by CBW Builders Inc. Grand Junction CO	