

Table of Contents

File 1981-0104

Project Name: Stop N Save – 2700 Hwy 50 – Larry V. Feather Dev. in H.O.

Date 5/3/02

P r e s e n t	S c e n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</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
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		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
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		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
X	X	*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	Action Sheet
X	X	Review Sheet Summary
X		Review Sheets
X	X	Letter from Ron Rish to Dennis Shellhorn re: plans approved with conditions-3/26/82
X	X	Planning Commission Minutes -**- 1/5/82
X		Permit for Access from State Dept. of Highways – 1/14/82
X		Public Notice Posting – 12/21/81
X		Development Application – 11/30/81
X	X	Impact Statement-Development Schedule-Utilities Composite
X		Deed of Trust
X	X	Letter from Ron Rish to Dennis Shellhorn re: acceptance of curb, gutter and sidewalk improvements-7/16/82
X	X	Location and vicinity map
X	X	Site Plan

DEVELOPMENT IN H. O. - STOP 'N SAVE # 4

IMPACT STATEMENT

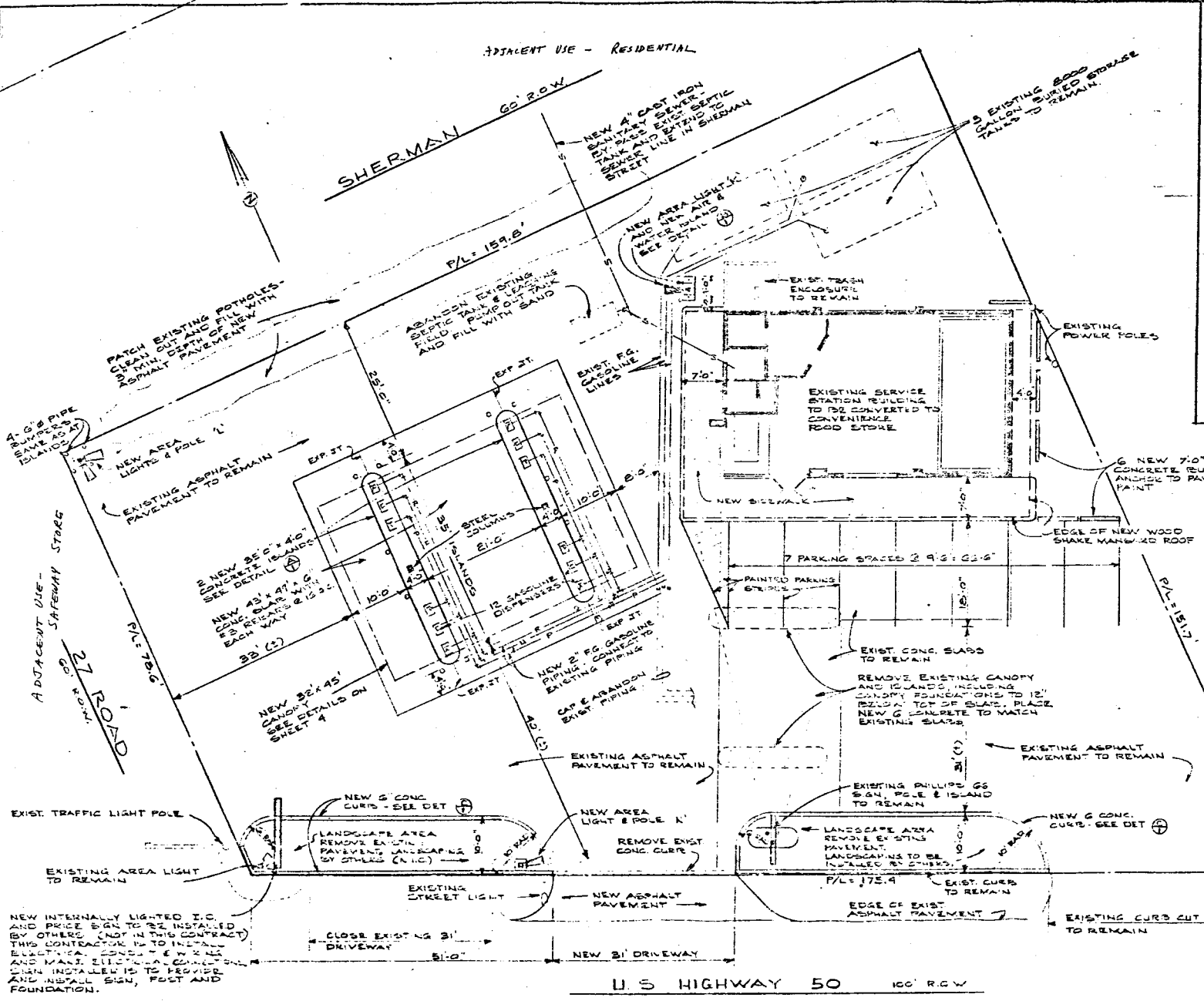
The purpose of this development is to convert a 20 year old gasoline service station into a modern convenience food store and self-service gasoline facility.

DEVELOPMENT SCHEDULE

Remodeling is scheduled to commence on November 30, 1981 and is expected to be completed in 60 to 75 days from then.

UTILITIES COMPOSITE

All services to existing building are to be used without major changes.

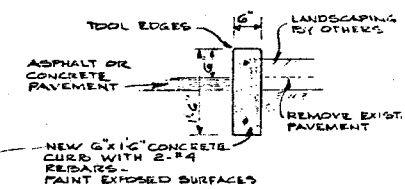


ADJACENT USE - RESIDENTIAL

SCHEDULING
 FEATHER PETROLEUM COMPANY INTENDS TO CONTINUE SELLING GASOLINE FROM THIS EXISTING GASOLINE STATION THROUGHOUT MOST OF THE CONSTRUCTION AND REMODELING TIME. THE CONTRACTOR IS TO COOPERATE FULLY WITH THE OWNER IN THIS CONTINUING OPERATION. THE CONTRACTOR IS TO ALLOW OWNER TO USE THE EXISTING OFFICE FOR AS LONG AS IS FEASIBLE. THEN THE CONTRACTOR IS TO PROVIDE A TEMPORARY PLYWOOD ENCLOSURE ALLOWING THE OWNER USE OF AT LEAST 6' x 8' OF THE OFFICE AREA ADJACENT TO THE FRONT. BOTH EXISTING GASOLINE ISLANDS ARE TO REMAIN OPEN AS LONG AS IS FEASIBLE, CLOSING THE NORTH SIDE OF THE NORTH ISLAND IN THE LATER STAGES.
 THE ENTIRE UNIT MAY BE CLOSED FOR THE FINAL 2 WEEKS (MAXIMUM) OF CONSTRUCTION TIME TO ALLOW FOR COMPLETION OF WINDOW WALLS, INTERIOR REMOVAL OF EXISTING GASOLINE ISLANDS AND CONNECTION OF PIPING TO NEW GASOLINE ISLANDS. INSTALLATION OF PLANTERS, SIDEWALKS, NEW DRIVEWAY, ETC.
 THE CONTRACTOR SHALL PROVIDE ALL FENCES OR BARRICADES REQUIRED DURING CONSTRUCTION TO FULLY PROTECT THE PUBLIC AND HIS WORK. SUCH FENCES OR BARRICADES SHALL BE LOCATED SO AS TO ALLOW FOR OPERATION OF THE UNIT AS DESCRIBED ABOVE.
 THE CONTRACTOR SHALL SCHEDULE THE ELECTRICAL WORK AS REQUIRED TO ALLOW THE OPERATION OF THE GASOLINE PUMPS AND DISPENSERS. READY-TO-ELECTRIC AREA LIGHTS, OFFICE LIGHTS AND ELECTRIC OUTLETS NECESSARY TO PROVIDE TEMPORARY HEAT IN THE OFFICE DURING CONSTRUCTION.

ADJACENT USE
 BULK PLANT FOR PETROLEUM PRODUCTS

LEGAL DISCRPTION
 LOT 1, BLOCK 2
 ARTESIAN HEIGHTS SUBDIVISION
 CITY OF GRAND JUNCTION, COLORADO

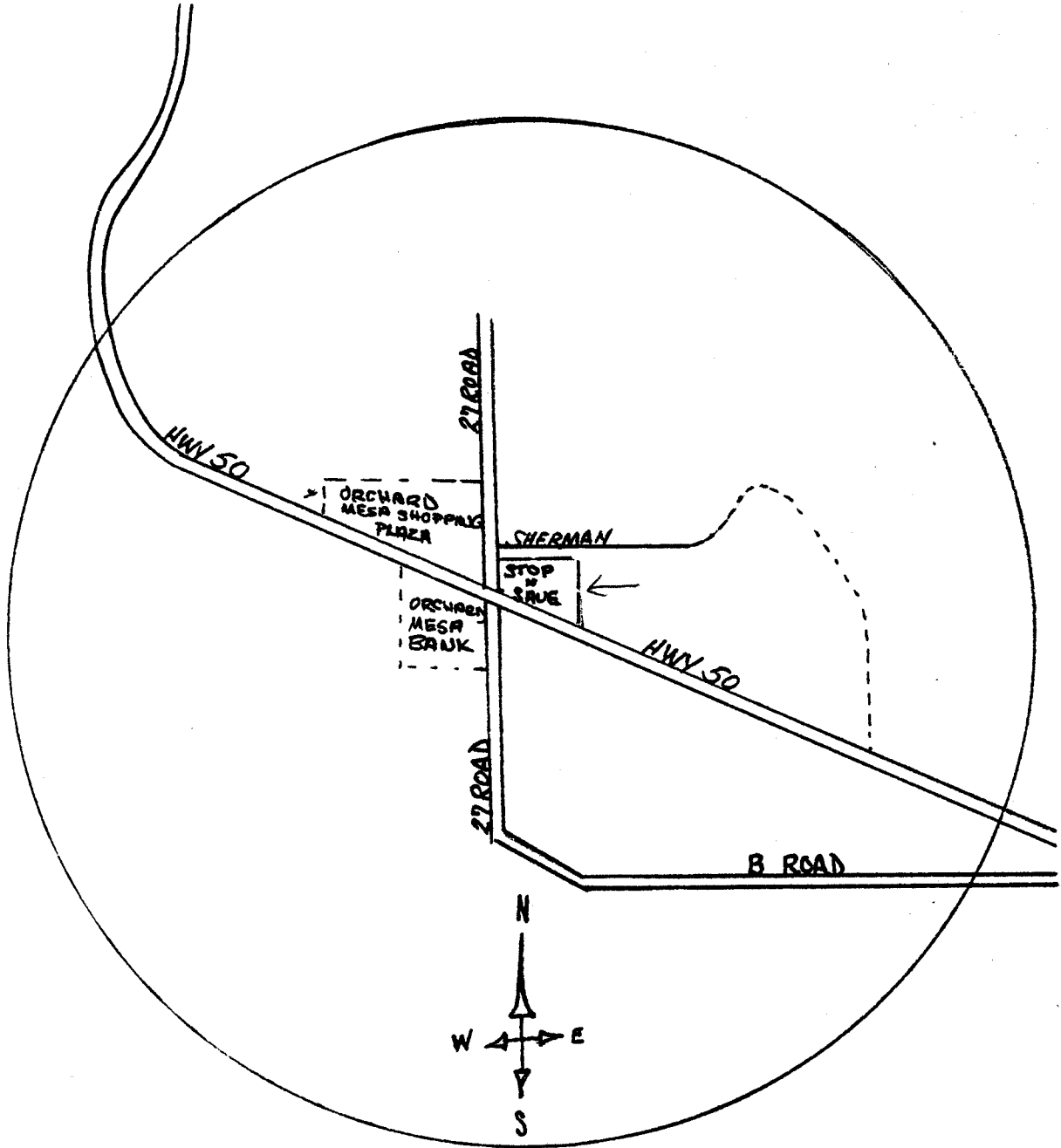


OFFICE COPY
 #107-81

NEW INTERNALLY LIGHTED I.C. AND PRICE SIGN TO BE INSTALLED BY OTHER (NOT IN THIS CONTRACT). THIS CONTRACTOR IS TO INSTALL ELECTRICAL CONDUIT FOR WIRE AND MAIN ELECTRICAL CONNECTIONS. SIGN INSTALLER IS TO PROVIDE AND INSTALL SIGN, FOOT AND FOUNDATION.

NEW AREA LIGHT POLE
 AIR & WATER SIGN BOLT TO POLE
 2 HOSE HOOPS

LOCATION AND VICINITY MAP



OFFICE COPY

#104-81

PETITIONER:

Larry V. Feather, et al
534 Kingston Court
Grand Junction, Co. 81503
~~#104-81~~

Stewart M. & Ardeen L. Soma
2072 E 3/4 Road
Grand Junction, CO. 81503
~~#104-81~~

E. C. & V. L. Jones ~~104-81~~
2995 Highway 50
Grand Junction, CO. 81503

Safeway Stores Inc.
3888 E. Mexico Ave. ~~#104-81~~
Denver, CO. 80210

Bank of Orchard Mesa
P. O. Box 968
Grand Junction, CO. 81502
~~#104-81~~

Winnifred Basham ~~104-81~~
104 Sherman Drive
Grand Junction, CO. 81503

~~#104-81~~
Delfin J. & T. Martinez
110 Sherman Drive
Grand Junction, CO. 81503

Larry A. & Nancy S. Crites
118 Sherman Drive
Grand Junction, CO. 81503
~~104-81~~

Larry V. Feather et al.
534 Kingston Crt.
City 81501 ~~104-81~~

REVIEW SHEET SUMMARY

FILE NO. 104-81 DUE DATE 12/14/81
 ACTIVITY Development in H.O. - Stop 'N Save #4
 PHASE Final ACRES _____
 LOCATION 2700 Highway 50, Grand Junction, CO
 PETITIONER Larry V. Feather, et al
 PETITIONER ADDRESS 534 Kingston Ct., Grand Junction, CO 81503
 ENGINEER N/A

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
 CONSISTENCY
 ADJACENT PROPERTY
 CHANGE IN THE AREA
 TRAFFIC IMPACT

HAS BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/10/81	State Highway Dept.	This development has adequate access to the general street system (27 Road). In accordance with the Access Code, direct access to S.H. 50 will not be allowed.
12/10/81	Transportation Engineer	Any revisions of access onto Hwy. 50 will require a permit from the Highway Department. However, I personally feel that there should be only one access point from Hwy 50, and that would be the existing curb cut at the S.E. corner. There should be no access onto 27 Road, and only one standard commercial driveway onto Sherman Drive. The frontage on 27 Road and Sherman Drive (except for the drive) should be closed with curb and gutter per City Standards.
12/14/81	City Utilities	None.
12/11/81	City Fire Dept.	<p>This office has no objection to this development. Before building permit is issued we must have a detailed plan on underground tanks, pump dispensers, and underground piping for flammable liquid.</p> <p>This plan also must be approved by the Colo. Division of Oil and Gas. Fire hydrant is sufficient with the hydrant on 27 Rd., at the entrance to Safeway Store.</p>
12/14/81	Public Service	Gas & Electric: No objection to final plat. Please note location of existing gas line. Advise P.S.Co. if service needs to be discontinued during construction. HT 12/3/81 HT 12/4/81

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/14/81	City Engineer	Additional 3 ft. of right-of-way should be dedicated on 27 Road. 20 ft. radii should be dedicated at corners of 27 Road and both Sherman Drive and Highway 50. Curb, gutter and sidewalk and pavement widening to city standards should be constructed along 27 Road and Sherman Drive. Storm drainage outletting system must be included with the street improvements. Detailed engineering plans for the street and storm drainage improvements must be submitted for my review and approval. Colorado Division of Highways approval must be obtained for any access driveways on U.S. 50. I recommend that no driveways be located on 27 Road or on U.S. 50 within 135 ft. of the corner. A maximum of two driveways should be allowed on Sherman. I recommend against the use of cast iron for the proposed new sewer tap. The Utilities Director should be contacted concerning the sewer tap.
12/15/81	Staff Comments	<ol style="list-style-type: none"> 1) Landscaping should meet Development Code Section 4-2-18-5 and coordinated with the State Highway Department. 2) Detail landscaping needs to be submitted. 3) Lighting detail on the Northwest corner needed, to assure that it won't effect the adjacent resident uses. 4) Curb cuts on Hwy 50 should be coordinated with the State Highway Department. 5) Detail signage needs to be submitted. 6) What is the dimension in height of the canopy? Will it clear a fire truck?

Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.

*Site Review Sheets
mt. Bell*

12/21/81 - Petitioner + engineer copy.

1/20/82
Minutes of
1/5/82

COMMISSIONER LITTLE: "I MOVE THAT CASE AND FILE #104-81, DEVELOPMENT IN HO--STOP N" SAVE #4 FINAL PLAN BE SUBMITTED TO CITY COUNCIL FOR APPROVAL, SUBJECT TO ANY STAFF CONCERNS.



**Feather
Petroleum Company**
P.O. Box 2031
Grand Junction, Colorado 81502

Larry V. Feather
President

303/242-5205
243-6597

December 29, 1981

City/County Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501

Re: Review Sheet File No. 104-81

<u>Agency</u>	<u>Comments</u>
State Highway Department	I met with Larry Abbott, Vernon R. Leonard and David B. Campbell the morning of December 29, and they are now reviewing our existing curb cuts on U. S. Highway 50 and our request to move the 31' curb cut further away from the stoplight at 27 Road.
Transportation Engineer Jim Bragdon	We are working with the gentlemen mentioned above to determine the curb cuts on U. S. Highway 50. In a meeting this morning with Bob Goldin, we were advised that Jim Bragdon has consented to two standard commercial driveways on Sherman Drive. For the past 23 years we have had open access on 27 Road and we plan to appeal to the City Council to allow us to keep that access.
City Utilities	N/A
City Fire	We have complied with all requests.
Public Service	N/A
City Engineer Ron Rish	We have agreed to an additional 3' right of way on 27 Road, and the 20' radii are also agreed upon. We plan to have two driveways on Sherman Drive. We are requesting a driveway on 27 Road and will include curb, gutter and sidewalk on same. Approval for driveways on U. S. Highway 50 have been requested through the State Highway Department. Storm drainage improvements on Sherman Drive have been included in our plans.

Agency

Comments

Staff Comments
Bob Goldin

The Utilities Director has already been contacted regarding the sewer tap.

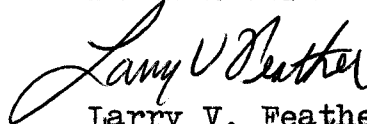
- 1) We will comply completely with Development Code Section 4-2-18-5 and will coordinate with the State Highway Department.
- 2) Detailed landscaping plans will be submitted after we comply with #1 above.
- 3) Lighting on the Northwest corner will be directed towards our property and will be shielded from the adjacent residential areas.
- 4) Refer to our comments to the State Highway Department.
- 5) Western Neon Company will install the sign, and will submit the details and obtain the necessary permit.
- 6) The canopy has a 13½' clearance at one end and a 14½' clearance at the other end. These dimensions are enough for a fire truck to clear.

Summary

It is our objective in this project to improve the appearance of our property, in turn enhancing the overall image of the Orchard Mesa neighborhood in which we are located. The final appearance of our structure will be very similar to that of our Stop 'n Save stores at 213 North First Street and at 2050 North Avenue. Of equal importance has been our objective to maximize the ease of traffic flow at the intersection of 27 Road and U. S. Highway 50, and to enhance safety features by way of our proposed traffic flow layouts.

Best Regards,

FEATHER PETROLEUM COMPANY



Larry V. Feather, President



**Feather
Petroleum Company**
P.O. Box 2031
Grand Junction, Colorado 81502

Larry V. Feather
President

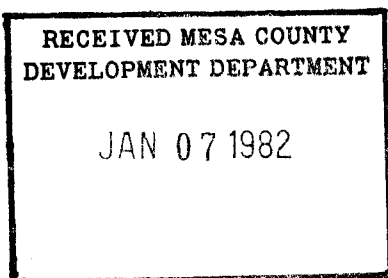
303/242-5205
243-6597

January 6, 1982

City/County Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501

Re: Review Sheet File No. 104-81
Addendum to Comments Submitted December 29, 1981

<u>Agency</u>	<u>Comments</u>
State Highway Department	On January 5, 1982 I met with David B. Campbell, Larry Abbott and Transportation Specialist Ed Gebhardt. They gave Feather Petroleum Company approval to have one fifty-five foot (55') curb cut on U. S. Highway 50. Actual curb cut plans and detailed landscaping plans will be submitted to the State Highway Department when we apply for our permit.
City Engineer Ron Rish	In reference to our comments of December 29, we are no longer requesting curb cuts on 27 Road, but will include the curb, gutter and sidewalk on 27 Road as previously stated. In addition, we will install curb, gutter and sidewalk on Sherman Drive. We have requested that Ron Rish advise us as to details for these so that our architect, Bob Medsker, can make the final drawings before construction.



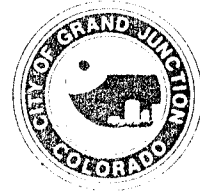
Best Regards,

FEATHER PETROLEUM COMPANY

Larry V. Feather, President

LVF/lsm

File



City of Grand Junction, Colorado 81501

250 North Fifth St. 303 243-2633

March 26, 1982

Mr. Dennis Shellhorn
Armstrong & Associates, Inc.
861 Rood Avenue
Grand Junction, CO 81501

Dear Dennis:

Re: Feather Petroleum-27 Road and Sherman Drive

As requested, I have reviewed the detailed construction plans for curb, gutter and sidewalk to be installed on 27 Road and Sherman Drive as submitted March 11, 1982, and I take no exception to the plans as submitted. Consider the plans approved by this office for construction.

Upon completion of construction, please notify this office to arrange for a final inspection of the completed facilities. As is standard policy, City-acceptance of any facilities depends on:

- a. Design in accordance with our requirements
- b. Construction in accordance with the City-approved design
- c. Submission of documented construction test results
- d. Submission of mylar-type as-built drawings for the public records.
- e. Satisfactory final inspection of completed improvements

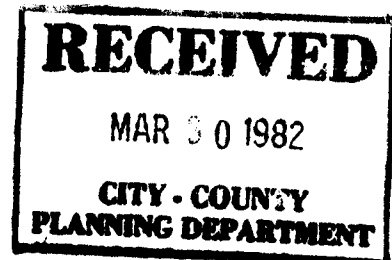
Thanks for your continued cooperation.

Very truly yours,

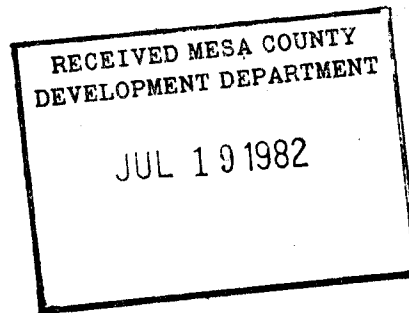
Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Larry Feather
Bob Goldin ✓
John Kenney
Jim Patterson
File



July 16, 1982



Mr. Dennis Shellhorn
Armstrong & Associates, Inc.
861 Rood Ave.
Grand Junction, CO 81501

Dear Dennis:

RE: Feather Petroleum - 27 Road and Sherman Drive.

In response to your letter of July 6, 1982, I offer the following:

1. Mylar as-built drawings were received June 22, 1982.
2. I am satisfied that all physical deficiencies have been corrected to a reasonable degree.
3. No construction test results have been received.

Therefore, upon submission of acceptable construction test results consider the curb, gutter and sidewalk improvements to be accepted by the City for maintenance responsibility.

Thanks for your cooperation on this project.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/rs

cc: Larry Feather
Bob Goldin ✓
John Kenney
Jim Patterson
File

Acres 1/2
 Units N/A
 Density N/A

development in H. O.

File No. #104-81
 Zone H0
 Tax Parcel Number
2945-252-11-001-7

Activity Development in H. O. - Stop 'N Save #4

Phase Final

Common Location 2700 Highway 50

Grand Junction, Colorado 81503

Date Submitted 12/1/81 Date Mailed Out 12/2/81 Date Posted _____

10 day Review Period Return by 12/14/81 MCC Information Sent _____

Date Adjacent Property Owners Notified of MCPC/GJPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies

	A	B	C	X	X	X	X	X	X	M	N	O	P	Q	R	X	U	X	X	Y	AA	BB	CC	DD	EE	FF	GG
Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Road	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Health	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Surveyor	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Transportation Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Utilities	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Police Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Sheriff	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Floodplain Administration	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Comprehensive Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
G.J. Dept. of Energy	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Fire <u>City</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Irrigation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Drainage	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Water (Ute, Clifton)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Sewer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
G.V. Rural Power	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Mountain Bell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Public Service (2 sets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Soil Conservation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
State Highway Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
State Geological	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
State Health Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Transamerica	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Water & Power Resources	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Hack, Loma, Mesa, Collbran, Fruita, Palisade, Grand Jct.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
OTHER:	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
PLANNING COMMISSION (7)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
CICA (7)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	

totals

BOARDS	DATE	DATE	DATE
	1/15/82	GJPC	Approved - subject to review comments, 1 access on Hwy 50 & curb, gutters, sidewalks, ch. 27 Rd & Shermans Dr.
	1/20/82	CC	App'd CA

STAFF	STAFF
	rd 100 ⁰⁰ pre-app # 186 Dev. in H.O.

City
County
Development
Department

Open Space Dedication (acreage) _____ \$ O. S. Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Mailed _____
 Pre-application Fee Receipt No. _____