

# Table of Contents

File 1983-0002  
Date 8/22/02

Project Name Color Tile Store & Oil Express – Development in H.O. - Final

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 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	<b>*Summary Sheet – Table of Contents</b>		
X	X	<b>Review Sheet Summary</b>		
X		Application form		
X		Review Sheets		
		Receipts for fees paid for anything		
		<b>*Submittal checklist</b>		
		<b>*General project report</b>		
		Reduced copy of final plans or drawings		
		Reduction of assessor's map		
		Evidence of title, deeds		
X	X	<b>*Mailing list to adjacent property owners</b>		
		Public notice cards		
		Record of certified mail		
X		Legal description		
		Appraisal of raw land		
		Reduction of any maps – final copy		
		<b>*Final reports for drainage and soils (geotechnical reports)</b>		
		Other bound or nonbound reports		
		Traffic studies		
		Individual review comments from agencies		
		<b>*Consolidated review comments list</b>		
X	X	<b>*Petitioner's response to comments</b>		
		<b>*Staff Reports</b>		
		<b>*Planning Commission staff report and exhibits</b>		
		<b>*City Council staff report and exhibits</b>		
		<b>*Summary sheet of final conditions</b>		
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>		
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>				
X	X	Action Sheet	X	Improvement Guarantee
X	X	Review Sheet Summary	X	Subdivision Improvements Agreement – Mesa County
X		Review Sheets	X	Power of Attorney – Mesa Co.
X		Public Notice Posting – 1/13/83		
X	X	Planning Commission Minutes - ** - 1/24/83		
X		Development Application – 12/27/82		
X	X	Impact Statement - 12/22/82		
X		Letter from Robert Hirons to City Council re: there is no irrigation water- 12/22/82		
X		Commitment for Title Ins. From Chicago Title Ins. Co.		
X		Letter from Steven H. Meyer to Planning Dept. re: no covenants available – 12/22/82		
X		Request for Treasurer's Certificate of Taxes Due – 12/22/82		
X	X	Typical Rendering for Color Tile		
X		Location Map		
X	X	Typical Rendering for Oil Express		

December 22, 1982

City Planning Department  
City of Grand Junction  
P. O. Box 897  
Grand Junction, Colorado 81502

Impact Statement for Proposed Development  
On Lot 5 of Fisher Subdivision

This proposal is for the construction of two buildings to be built on Lot 5 of Fisher Subdivision. The northern most building will be service oriented containing approximately 1808 square feet and will be occupied by Oil Express. The adjacent building to the south will be retail oriented containing 4250 square feet and will be occupied by Color Tile. Both buildings will be non-combustible construction of one story height. It is intended that construction of the buildings and site improvements will begin within 180 days of approvals.

The existing zoning of Fisher Subdivision is H.O. with the surrounding uses being undeveloped land zoned Planned Business to the north, undeveloped land zoned AFT and Planned Business to the east, and to the south and west is the Mesa Mall. Within Fisher Subdivision, the only other developments to date are Fisher Liquor Barn, which is located on the south half of Lot 5 and the Sears Service Center which is located to the west on Lot 1.

In addressing the impact of services and facilities that this development will create, we have done so individually as follows:

SEWER: The project will be served by an 8" sewer line on the west side of 24 $\frac{1}{2}$  Road which flows south into a 10" line in Mesa Mall and eventually to the 54" River Road interceptor. At present, the only service hooked onto this 8" line is the Fisher Liquor Barn. The line should more than adequately handle any flows generated by the project. Based on figures from the State Department of Health, the rated treatment capacity of the Persigo Wash Plant will be 12.5 million gallons per day. As a percentage of this capacity, the effluent produced by this project will be negligible.

WATER: Water for the project will be provided by an 8" line that will loop on the north side of F Road and will be fed from a 12" high pressure line which is on the east side of 24 $\frac{1}{2}$  Road and just north of F Road. This line will more than adequately handle demand generated by the project.

TRAFFIC: The 1977 traffic counts for F Road and 24½ Road indicates 900 ADT and 950 ADT figures respectively. These counts, however, were taken before the addition of Mesa Mall and so they need to be revised upwards. Since 1977, to help handle this increased traffic, improvements have been made to both F and 24½ Roads. In the case of F Road, it has been improved to four lanes between 24½ and 24 Roads and 24½ Road itself has been improved to four lanes with a divider strip between F Road and Highway 6 & 50.

As the site plan shows, access for traffic has been addressed to both F Road and 24½ Road. These driveway locations were previously submitted to the Planning Department in July of 1982, and received their tentative approval at that time. Also, executed at the time of subdivision recording was a power of attorney for the future improvements of 24½ Road north of F Road. Based on these above items, coupled with future planned improvements to 24 Road, the traffic generated by this project has been adequately planned for.

POLICE  
PROTECTION:

Based on information obtained at the police department, in 1981, the city police responded to 19,689 non-criminal incidents from a city population of 29,670 living in 12,639 dwelling units. These figures translate into an average of 664 calls per 1,000 population. Making some conservative assumptions that the project, when complete, will have an average of 5 employees per business, there would be a total of 10 employees. Further assuming that one-half or 5 employees will be new to the area, these figures can then be used to compute the increased police calls from the project as being less than 4 per year.

FIRE  
PROTECTION:

Based on conversations with representatives of the fire department, in 1981 there were 648 fire calls and 1919 rescue calls in the city. Using 29,670 as the 1981 population, the above figures compute to 21 fire calls and 64 rescue calls per 1,000 population. Following the same assumptions that were made for police protection, a population increase of 5 will result in the addition of less than one fire call and one rescue call per year. The fire department has also assured us that adequate fire protection can be provided to the project.

The above figures for both police and fire protection could have a large variance in either direction, they are presented here only to be used as a guideline.

FISCAL  
IMPAIRMENTS:

A project such as this should prove to be an excellent source of revenue for the city as there will be several areas of its structure which will be revenue producing. First and most apparent will be property taxes assessed against the property. Based on information gathered from the Assessors' office, the following mill levys apply to the property:

<u>FISCAL</u>		
<u>IMPACTS:</u>	City	12.00
	School District 51	47.44
	Ute	2.00
	County	17.33
	Drainage	2.92
	Colorado River Water	0.36
	Total Mill Levy	<u>82.05</u>

As can be seen, there is direct benefit to the city in the 12.00 mills.

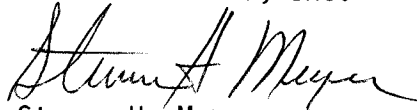
Another major source of revenue will come from sales tax that the retail business will generate. This tax is 7% of which 2% goes to the city.

Additional revenue will come from a Plant Investment Fee of \$750.00 per sewer tap which will be used towards the capital expenditure of the Persigo Wash Plant. Monthly income will be produced through city sewer service fees and city trash collections.

In summary, when complete, this project will be a first class facility which will compliment the Mesa Mall and surrounding areas. From these areas, it will also serve as an appropriate transition to planned business and multi-family residential uses to the north. All services and facilities necessary for the project presently exist or have adequately been planned for and there are no significant adverse impacts which can be anticipated at this time.

Sincerely,

C.B.W. BUILDERS, INC.



Steven H. Meyer  
Project Engineer

SHM:spb

Fourscored  
P. O. Box 654  
Grand Junction, Colorado 81502

The Sterling Company  
P. O. Box 756  
Grand Junction, CO 81502

#2-83

#2-83

Mesa Broadcasting  
P. O. Box 340  
Grand Junction, CO 81502

Western Fed. Savings & Loan  
H. T. Puckett  
700 - Seventeenth Street  
Denver, CO 80202

#2-83

#2-83

Mesa Mall Sub Partnership  
P. O. Box 40  
Grand Junction, CO 81502

Mesa Mini Mall Properties  
c/o Robert E. Hiron  
P. O. Box 2026  
Grand Junction, CO 81502

#2-83

#2-83

24 Road Partnership  
P. O. Box 40  
Grand Junction, CO 81502

#2-83

Tomichi Investments  
c/o Michael Bussey  
2150 Shenandoah  
Grand Junction, CO 81501

#2-83

C.B.W. Builders, Inc.  
P. O. Box 2163  
Grand Junction, CO 81502

#2-83

Dayton-Hudson Corporation  
c/o L.F. Crane Jr.  
777 Nicollet Mall  
Minneapolis, MN 55402

#2-83

General Growth Properties  
215 KEO  
P. O. Box 1536  
Des Moines, IA 50306

#2-83

~~Mesa Mini Mall Properties  
c/o Robert Hiron  
1000 North Ninth Street  
Grand Junction, CO 81501~~

MESA

001 MR

002 MR

04

LOCATION MAP

147 484

117

VILLAGE P.B. ZONING LOT 1

051

BK-853 PG-157

P.B. ZONING

LOT 2

004 MR

LOT 4

005 MR

LOT 5

SEARS SERVICE CENTER

001

G. JCT. CITY LIMITS

FISHER

002

SUBDIVISION

H.O. ZONING

F ROAD

01

3

112

AFT ZONING

BK-867 PG-191

002

144

25

N33°29'02"W 34.88

RAD. 433' CH. N16°44'11"W 249.3'

30

375

SAT 12.30 W 386.96

MESA MALL

006

589°48'21"W 32' 417.5'

BK-866 PG-152

LOT 4

LOT 5

PROJECT

009

SITE

145

417.5'

AFT ZONING

BK-858 RDM. B-1286 P. 00 & 801 PG. 147

007

03

Fisher Liavor

008

008

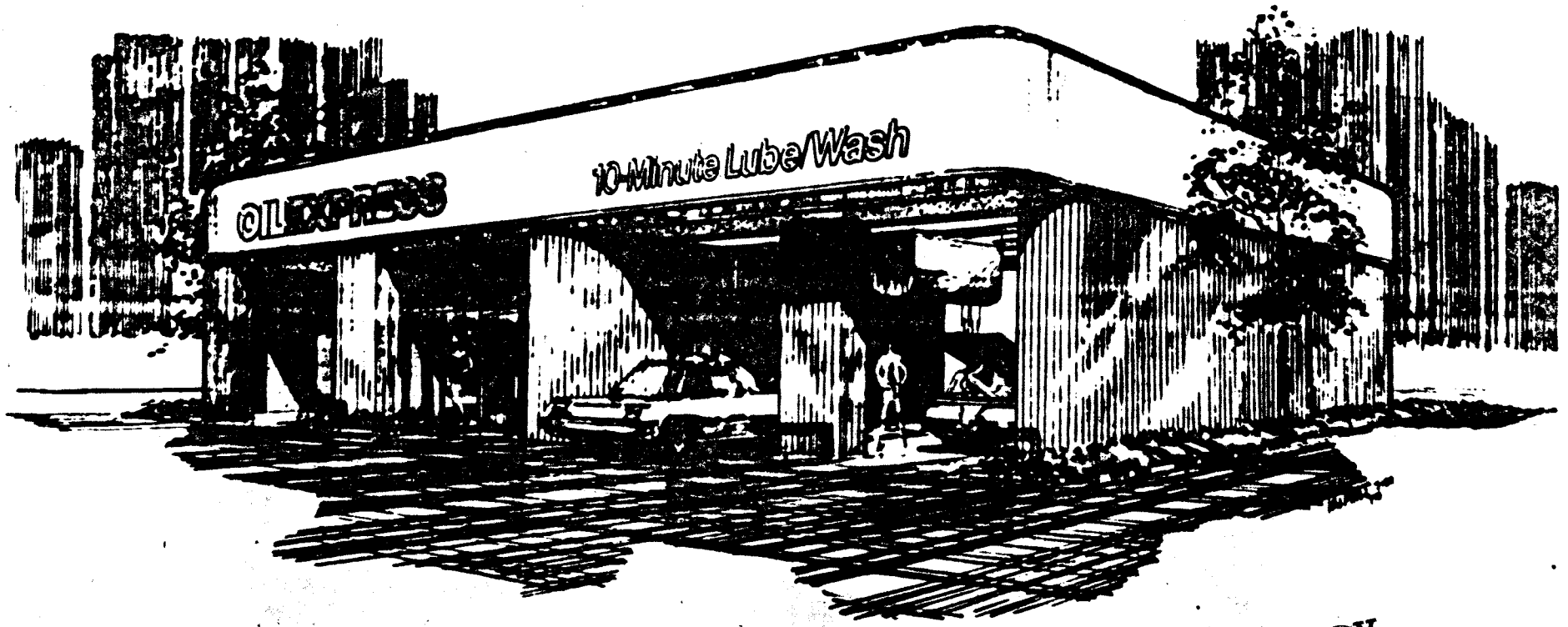
058

G. JCT. CITY L.

TYPICAL RENDERING FOR COLOR TILE



TYPICAL RENDERING FOR OIL EXPRESS



OFFICE COPY  
#2-83



# REVIEW SHEET SUMMARY

FILE NO. 2-83 TITLE HEADING Development in HO DUE DATE 1/14/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Mesa Mini-Mall Properties/  
Robert Hirons. Location: North of F Road, West of 24.5 Road - Lot 5, Fisher Subdivision.

A request for retail/service uses on approximately 1.44 acres in a highway-oriented zone.

Consideration of Development in HO.

PETITIONER ADDRESS P.O. Box 2026

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1/6/83	Ute Water	No objection to proposed development. Water service addressed in the Impact Statement is correct, except that attachment will be to a pressure reduced 12" line rather than a high pressure line. The necessary 8" installations through the intersection and across 24 1/2 Road, will be completed prior to the City planned intersection improvements.  Domestic services for the two structures will be separately metered, and Peak Demand Data Sheets will be necessary to determine meter sizes (a service prerequisite not a development prerequisite).  Policies and fees in effect at the time of application will apply.
1/7/83	G.J. Fire	This office has no objections to this H.O. Zone. Adequate fire protection water line size and GPM with 300 feet between fire hydrants must be provided. We are presuming that the plans for fire protection submitted March of 1982, for Mesa Mini Mall Properties will be followed. If there is any change in these plans, please contact the Grand Junction Fire Dept.
1/11/83	Public Service	Gas and Electric: No objections to development in H.O.
1/12/83	City Parks	Landscaping? Open space fee?
1/13/83	Mountain Bell	No comments.
1/14/83	Trans. Eng.	I see no problem with this project.
1/14/83	City Utilities	None
1/14/83	City Engineer	The 8 inch sanitary sewer in 24 1/2 Road should be extended to the North line of this project by the petitioner. Plans must be submitted to City Engineer for approval prior to construction. Power of Attorney for other suitable form of commitment should be obtained for full street improvements to F Road and 24 1/2 Road.
1/14/83	Planning Dept.	Impact Statement: Good impact statement. It addresses the overall issues of public facilities. The development schedule states 180 days. - is that adequate time? If so fine. This looks much better than last submittal - more in line with previous design intent of the GJPC. The uses proposed are compatible with the surrounding area.  Site Plan: 1. Good to see shared uses and accesses and parking. 2. Will Oil Express be permitted to park anywhere North or South (Color Tile) should it become overcrowded or need additional storage? If vehicles are dropped off in the morning to be picked up in the evening - will 6 spaces be adequate (included employees?)

Planning Staff

3. Any screening or fencing proposed?
4. Maintenance letter for landscaping O.K. - would like to see as much as possible in the way of greenery similar to Mesa Mall. - Per sec. 5-6-6 need detailed desert landscape plan.
5. All parking areas to be paved, striped and designated.
6. Trash pickup location to be ok'd by Sanitary Eng. prior final and before construction for oil express and Color Tile. If City Trash.
7. Any area lighting proposed?
8. All signage will meet existing codes.
9. Any sidewalks proposed along 24½ Road or F Road?
10. No problem with accesses as shown.

Note: Since utilizing desert landscaping - retain existing large tree as part of overall landscape plan.

1/19/83 Review summary mailed.

2/2/83 GJPC MINUTES OF 1/24/83

MOTION: (COMMISSIONER BILL O'DWYER) "MR. CHAIRMAN, ON ITEM #2-83, DEVELOPMENT IN HO, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, CONTINGENT UPON: LANDSCAPING PLAN IS RECEIVED, REVIEWED, AND APPROVED PRIOR TO ISSUANCE OF THE BUILDING PERMIT AND THAT THE ISSUE OF EXTRA PARKING SPACES AT THE OIL EXPRESS BE RESOLVED WITH THE PLANNING DEPARTMENT."

COMMISSIONER DICK LITTLE SECONDED THE MOTION.

CHAIRMAN TRANSMERER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 4-0.

January 24, 1983

Planning Department  
City of Grand Junction  
559 White Avenue, Room #60  
Grand Junction, Colorado 81501

Ref: File No. 2-83

Gentlemen:

Please consider this our response to the review sheet comments:

Ute Water

Peak Demand Data Sheets will be supplied prior to requesting service.

Grand Junction Fire

The plans for fire protection which were submitted in March of 1982 will be followed.

City Engineer

Power of Attorney's for street improvements to F Road and 24½ Road will be provided.

Planning Department

- Item 2. An additional five parking spaces can easily be provided on the west side of Oil Express should it be determined that they do not have adequate parking. Each of the parcels of Lot 5 will eventually be owned by different individual parties and any agreement on shared parking will need to be between these parties.
- Item 3. No screening or fencing is proposed.
- Item 4. Detailed desert landscape plans will be submitted at the time final site and construction plans are completed and building permits requested.

Item 5. All parking areas will be paved, striped and designated.

Item 7. Area lighting will be provided by wall-mounted area lights on each building.

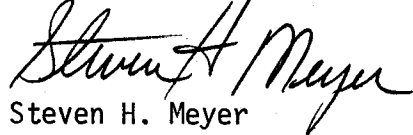
Item 9. No sidewalks are currently proposed for either 24½ or F Roads. These improvements will be included when full street improvements for 24½ and F Roads are provided. The Petitioner has agreed to enter a Power of Attorney for these improvements.

General. All efforts to retain the large existing tree will be made, however, it appears its location is in conflict with the building location of Oil Express and will probably have to be removed.

Should there be any questions regarding these responses, please let me know.

Sincerely,

C.B.W. BUILDERS, INC.



Steven H. Meyer

SHM:spb

