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PROJECT NARRATIVE
FOR:
A PROPOSED H.O. SITE EXPANSION

LOCATION

The site of the proposed shop expansion consists of 0.9 acres located 300 feet North of B 1/2 Road and West of Sherman Drive and U.S. Highway 50 on Orchard Mesa.

EXISTING LAND USE

At present the proposed site is occupied by an existing 3,900 square foot shop building. The balance of the site is being utilized as out door storage of heavy equipment. Work being conducted in the shop building consists of maintenance of small construction tractors.

SURROUNDING ZONES

According to the City of Grand Junction, two zoning classifications are in the surrounding area. An existing H.O. zone adjoins the subject site on the West, South, and part of the East property lines. The balance of the land adjoining the property on the North and part of the East property lines is zoned RSF - 8.

SURROUNDING LAND USES

A survey of property located either side of Sherman Drive, North of B 1/2 Road revealed several predominate use types. These existing land uses are depicted on the accompanying *Site Development Plan* and consist of the following:

NORTH - Vacant undeveloped ground.

SOUTH - Single family adjoining the subject property
and an auto repair shop.

EAST - 4 Single Family residences and one vacant lot.

WEST - Heavy Commerical Use known as Power Equipment
(repair of heavy earth moving equipment)

ACCESS

The primary access to the subject site will be gained from Sherman Drive, presently classified as a local roadway by Grand Junction. B 1/2 Road and U.S. Highway 50 located 300 feet South of the subject property are classified as a Major Arterials.

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UTILITY SERVICE

The subject site lies within the following utility service districts.

Sewer	City of Grand Junction.
Water	West Orchard Mesa Water Co., and City of Grand Junction.
Gas & Electric	Public Service Co. of Colorado
Irrigation Water	Orchard Mesa Irrigation Co.

All utilities required for the proposed shop expansion are located with Sherman Drive or at the West property boundary. The accompanying *Site Development Plan* indicates the location of the existing water and sewer mains. Irrigation water is not utilized.

SOIL CONDITIONS

No major man made or natural geologic hazard exist on the subject site. The Soil Conservation Service has classified soils on the property to be Billings Silty Clay, Class IIIs land.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), dwellings with basements (high shrink-swell potential, slow internal drainage, subject to water table build-up), sanitary land fill (poor drainage, clayey textures), and septic tank absorption fields (slow permeability, poor internal drainage, seasonal high water table).

SITE DRAINAGE

The proposed site is not adversely affected by drainage from adjoining properties. Storm water generated by the site is carried in shallow swales adjacent to the roadway to an existing drainage ditch, located North of the subject property at Sherman Drive approximately 600 feet away. Drainage runoff will not substantially increase over historic flows once expansion of the shop is completed.

PROPOSED LAND USE

The *Site Development* plan indicates an addition of a 3,072 square foot shop building to an existing 3,900 square foot shop building. The proposed pre-engineered steel shop building will house equipment used in reconditioning of steel tracks for heavy equipment. The balance of the site will continue to serve as outdoor storage. In addition to the shop building landscaping will be provided at the entrance gates to the business. All sides of the property are enclosed with an existing six foot high chain link

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fence, of which, the East and North sides are screen fencing.

A Power of Attorney will be provided for future improvements to Sherman Drive as part of the H.O. expansion request

The shop employs between five and ten people, and operates during normal business hours.

It is anticipated that construction of the shop addition will begin immediately upon approval of the expansion request. The shop addition should be completed before the end of this year.

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REVIEW SHEET SUMMARY

FILE NO. 32-85 TITLE HEADING H.O. Development - 427 Sherman Dr. DUE DATE Nov. 14, '85

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES W.A. Weaver

427 Sherman Dr. Expansion of heavy equipment repair on approximately 0.9 acres

PETITIONER ADDRESS 195 Little Park Road/ Grand Junction, CO 81503

~~ENGINEER~~ Representative: Thomas Logue

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11-06-85	Building Dept.	Building Permit required. Colorado State licensed architect required to design plans. City of Grand Junction licensed general contractor and subcontractors are required!
11-06-85	Mtn. Bell	No objections
11-12-85	Fire Dept.	The Grand Junction Fire Department will require the 4" water main to be upgraded to 8" extended from nearest adequate size water main. Required fire flow is estimated to be approximately 1500 GPM, which the 4" water main will not provide. Building must meet Uniform Fire and Building Code requirements.
11-12-85	Public Service	Gas: No objections. Electric: Easement on the west property line must be retained as utility easement.
11-14-85	Planning Dept.	1) Would prefer to see landscaped berm area with the evergreen trees as an alternative to using concrete planters. Planters tend to restrict proper growth of trees as they are maturing. 2) Please indicate the size and type of evergreen to be installed as well as the type of mulch or ground cover surrounding the trees.
11-14-85	City Engineer	I have no problem with this. The power of attorney or other improvements guarantee should be provided for future street improvements to Sherman Dr.
11-15-85	Planning Dept. Cont'd	This department has not received any complaints from the neighborhood regarding this operation. If the request is approved the project will be required to do all onsite improvements in conjunction with the addition to the building and will have to meet all other review agency comments. This project is acceptable since 1) the proposal is not expanding in area and not encroaching into the residential sections to the north; 2) the petitioner is upgrading the site by providing landscaping and 3) will be providing a guarantee for future street improvements.

MOTION: "MR. CHAIRMAN, ON ITEM #32-85 DEVELOPMENT IN H.O., PETITIONER W.A. WEAVER, LOCATION 427 SHERMAN DRIVE, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL WITH THE CONDITION THAT THE POWER OF ATTORNEY FOR THE STREET AND WATER LINE BE ACTIVATED AT THE TIME THE BUILDING PERMIT IS OBTAINED."

Subst 11-15-85
LW

RESPONSE TO REVIEW COMMENTS
HO DEVELOPMENT
427 SHERMAN DRIVE
CITY FILE #32-85

Agency

Response

Building Department

Compliance will be made by the building department comments.

Mountain Bell

none

Fire department

The petitioner is willing to provide a Power of Attorney to upgrade the existing water main. Participation in water main improvements can be included with the Power of Attorney required by the City Engineer for road improvements. An existing hydrant is located within 150 feet of the proposed building addition. It is estimated that the 4 inch main can provide between 500 and 750 gallons per minute. The building additions will meet the code requirements.

Public Service

The easement on the West property line will be retained as an utility easement.

Planning Department

1. Due to the location of existing site improvements and fencing a landscape berm would be extremely difficult to construct. Soil conditions in the area have the high salt level, making it extremely difficult to establish landscaping. The proposed planners are of the approximate size and dimensions as those found along Main Street.

2. Five gallon upright pfitzers will be installed within the aforementioned planners. Evergreens will be planted in new soil.

Agency

City Engineer

Response

Power of Attorney for Sherman Street improvements will be provided, along with water main improvements.

