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File 1989-0030

Name: Car Wash - Cond. Use in No. 2442 F Road - Lance Moses-Fisher Sub.

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	Table of Contents			
X		Review Sheet Summary			
		Application Form			
		Review Sheets			
X		Receipts for fees paid for anything			
		*Submittal checklist			
X	X	*General project report			
		Reduced copy of final plans or drawings			
x		Reduction of assessor's map.			
		Evidence of title, deeds, easements			
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			
X	X	*Final reports for drainage and soils (geotechnical reports)			
		Other bound or non-bound reports			
		Traffic studies			
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)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet - DENIED - 8/2/89	X	Memo from Jim Shanks to Mark Achen re: comments - 7/5/89	
X	X	Development Summary	X	Handwritten Notes	
X		Review Sheets	X	X	Easement Agreement - 3/12/90 - (to City Clerk)
X	X	Review Summary - 6/26/89	X		Letter from W. Lance Moses to City re: Open space fee - No date
X	X	Development Application - no date	X		Letter from W. Lance Moses to City re: request for variance - 7/10/89
X	X	Power of Attorney - (this is on the Mesa County internet - there is a note that this document is to important) - covenant running with land - 5/16/79	X		Statutory Deeds with warranties - joint tenancy - Wayne A. Fisher conveys to Marjean Moses - 4/18/89
X	X	Drainage Easement	X		Real Estate Contract between Marjean Moses and Wayne Fisher - 3/28/89
X		Unsigned Improvement Agreement - 6/9/89	x		Traffic Flow, Parking and Drainage Easement Maps
X	X	Letter from John Currier, Western Engineers, Inc. to Don Newton re: Updated Drainage report - 7/19/89	X	X	Boundary Line Adjustment Legal Map
X		Letter from W. Lance Moses to City Council re: repealing of escrow account	X		Notice of Public Hearing - 7/11/89
X		Certificate of Occupancy - 3/5/91	X		Location and General Site Plan
X	X	Easement Agreement - both businesses will share access	X		Grading and Drainage Plan
X		Letter from Lance Moses to Planning Commission re: plans to finish the landscaping at this site in the Spring of 1991 - 11/15/90	X		Site Plan
X	X	City Council Agenda - 8/2/89	X		Fisher Subdivision - Utility & Roadway Composite
X	X	Planning Commission Minutes - ** - 7/11/89			

To Whom it may Concern:

Our proposal for the ground located a 2442 F Rd. is a Self Service Car Wash. This car wash will feature all of the amenities available with the most modern equipment on the market for self service car washing. Besides the four wand bays, this wash will incorporate a self serve brushless automatic bay. Both the self service and automatic bays provide pre-soak, tire and engine cleaner, high pressure wash, rinse, wax, and a spot free final rinse. All of our soap and cleaning products are Bio-degradeable. Dirt and grease are trapped out so that waste water is the only thing entering the sewer system. Our bays and lot will be well lit for night use, with flood lights on the building and pole mounted lights at each vacuum island. At completion I will be hiring two or more employees.

We have talked to the businesses in the area about our proposed car wash and have been met with enthusiastic best wishes. They all feel like it is a worth while business that will benefit them and the community.

To avoid any potential problem on F Road we are taking all of our customers to the rear of the building and then exiting them out on to F Road. This would avoid and car stacking problem that might occur. People don't like to wait in line, so we have provided ample exits for those who will want to return at another time.

Our plans and drainage proposal are presently being drawn and are not yet available. However, I do have pictures of an existing facility after which we are patterning ours. It is an attractive building and is worth seeing. Anyone interested can contact me and I will make them available to you at your convenience.

As near as I have been able to ascertain we have and will comply with all the criteria set forth in the conditional use zoning for traffic, set backs, landscaping, etc.

We have had a site analysis done by Professional Planning Services in Denver. They gave the site high marks but conclude that there are good sites in other cities which would not cost as much to develop. I will make this report available to any interested parties.

I would like to live in Grand Junction, and hope that you will accomodate my request. I feel my business will be a good addition to the community.

Original
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#30 89

Respectfully,

W. Lance Moses

W. Lance Moses

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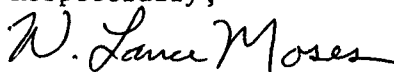
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I would like to live in Grand Junction, and hope that you will accomodate my request. I feel my business will be a good addition to the community.

Respectfully,



W. Lance Moses

2945-043-00-051

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

Lance & Marjean Moses
2666 Paradise Dr.
Grand Junction, CO 81506

2945-043-01-016

Wayne Fisher
2448 F Road
Grand Junction, CO 81505

2945-043-01-013

Color Tile Investors
P.O. Box 2026
Grand Junction, CO 81502

2945-043-03-006

Dayton -Hudson Dorp.c/o L.P. Crane Sr.
777 Nicollet Mall
Minneapolis, Min. 55402

2945-044-00-058

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

2954-044-00-117

Denver, G. Etal
c/o Michael Bussey
P.O. Box 608
Grand Junction, CO 81502

2945-043-01-012

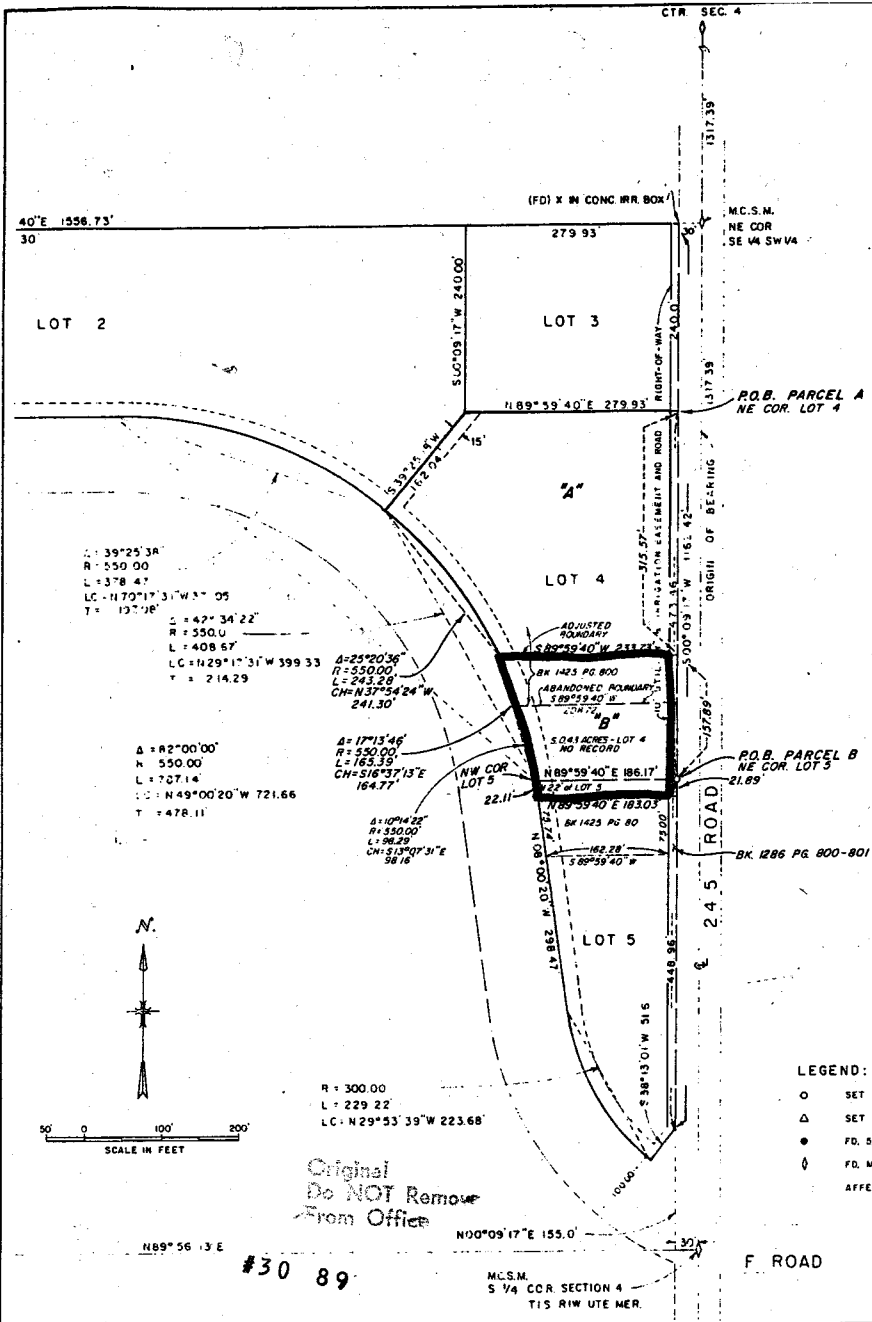
C & A Enterprises
P.O. Box 2893
Grand Junction, CO 81502

2945-043-03-006

Mesa Mall
2424 Hwy 6 & 50
Grand Jct. co. 81505

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#30 89



PARCEL A

Part of Lot 4 of Fisher Subdivision in Mesa County, Colorado, described as follows:
 Beginning at the Northeast Corner of said Lot 4; thence S00°09'17\"/>

PARCEL B

Part of Lot 4 and part of Lot 5, Fisher Subdivision, Mesa County, Colorado, more particularly described as follows:
 Beginning at the Northeast Corner of said Lot 5; thence N00°09'17\"/>

AGREEMENT STATEMENT

This plat represents an adjusted boundary between properties recorded in Book 1425 Page 800 and properties described by Mesa County Assessors No. 2945-043-01-014 (which is not of record, but is a remainder of Lots 4 and 5 between properties recorded in Book 1425, Page 800, and Book 1425, Page 80, Mesa County Records). The present property owners hereby agree to the locations and descriptions of the new boundaries as represented hereon.

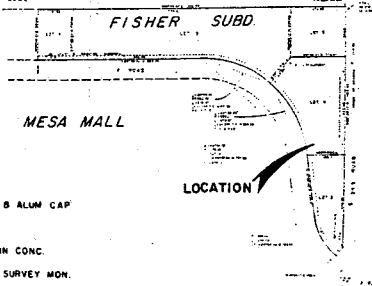
COUNTY SURVEYOR'S CERTIFICATE

Deposited this _____ day of _____, 19____, at _____, in Book _____ of the county surveyor's land survey plats/right-of-way surveys at page _____ reception number _____. This land survey plat complies with section 38-51-102, Colorado Revised Statutes.

(Signed) _____
 County Surveyor

I, Richard A. Mason, do hereby certify that this plat was plotted from notes of a field survey made under my direct responsibility, supervision and checking on MARCH 31, 1981.

Richard A. Mason
 Registered Land Surveyor



- LEGEND:**
- SET 5/8" REBAR B ALUM CAP
 - △ SET "PK" NAIL
 - FD. 5/8" REBAR IN CONC.
 - ◊ FD. MESA COUNTY SURVEY MON.
- AFFECTED AREA

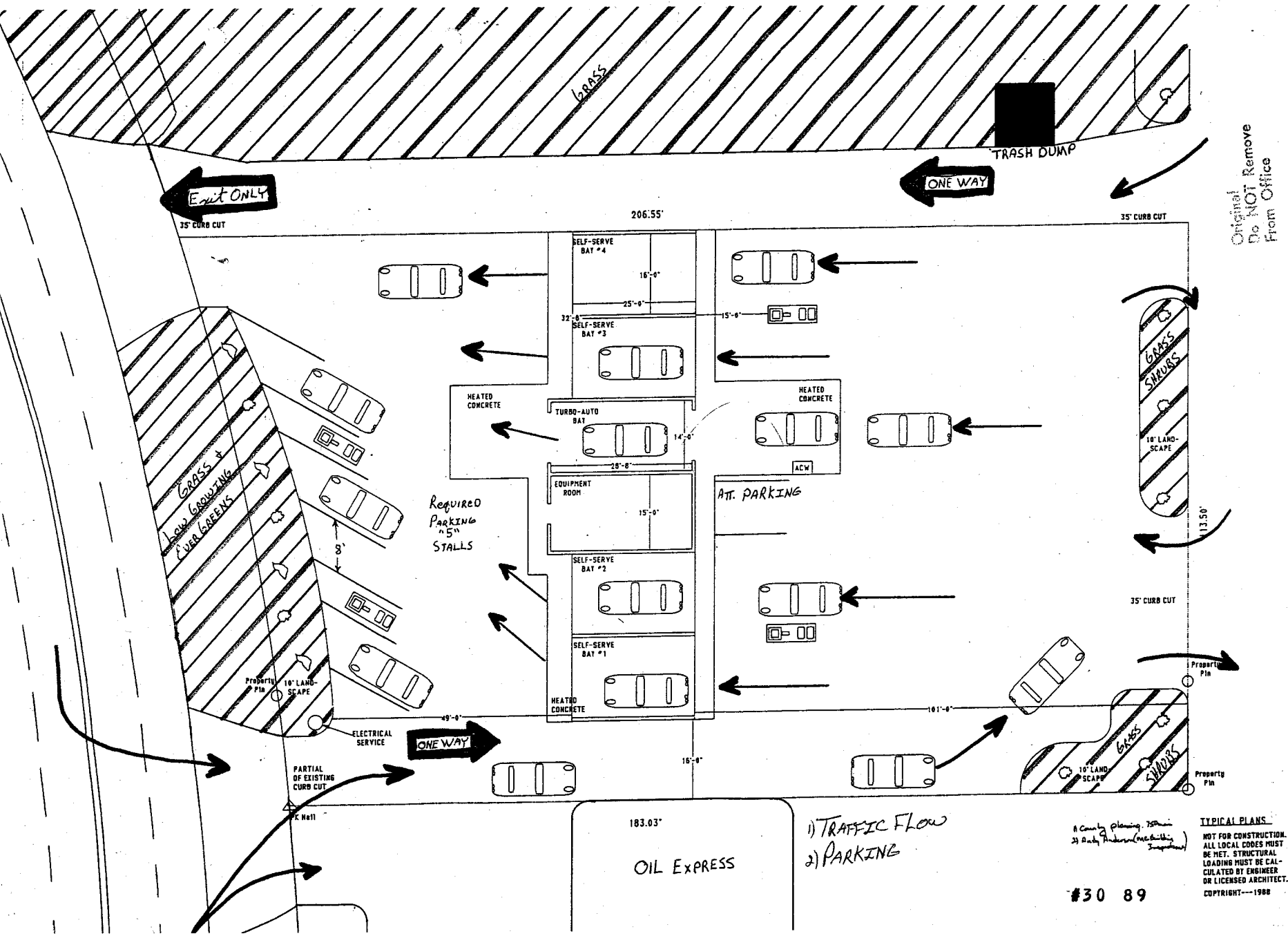
NOTICE: According to Colorado law you must commence any legal action based upon "ANY" defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ESTERN CONSULTING ENGINEERS AND SURVEYORS			
BOUNDARY LINE ADJUSTMENT			
IN			
LOT 4			
FISHER SUBDIVISION			
MESA COUNTY, COLORADO			
SURVEYED	R.A.M.	DRAWN	R.W.G.
DATE	4-8-89	DWG NO.	2359-885-3
		CHECKED	G.A.W.

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#30 89

M.C.S.M.
 5 1/4 COR SECTION 4
 T1S R1W UTE MER.



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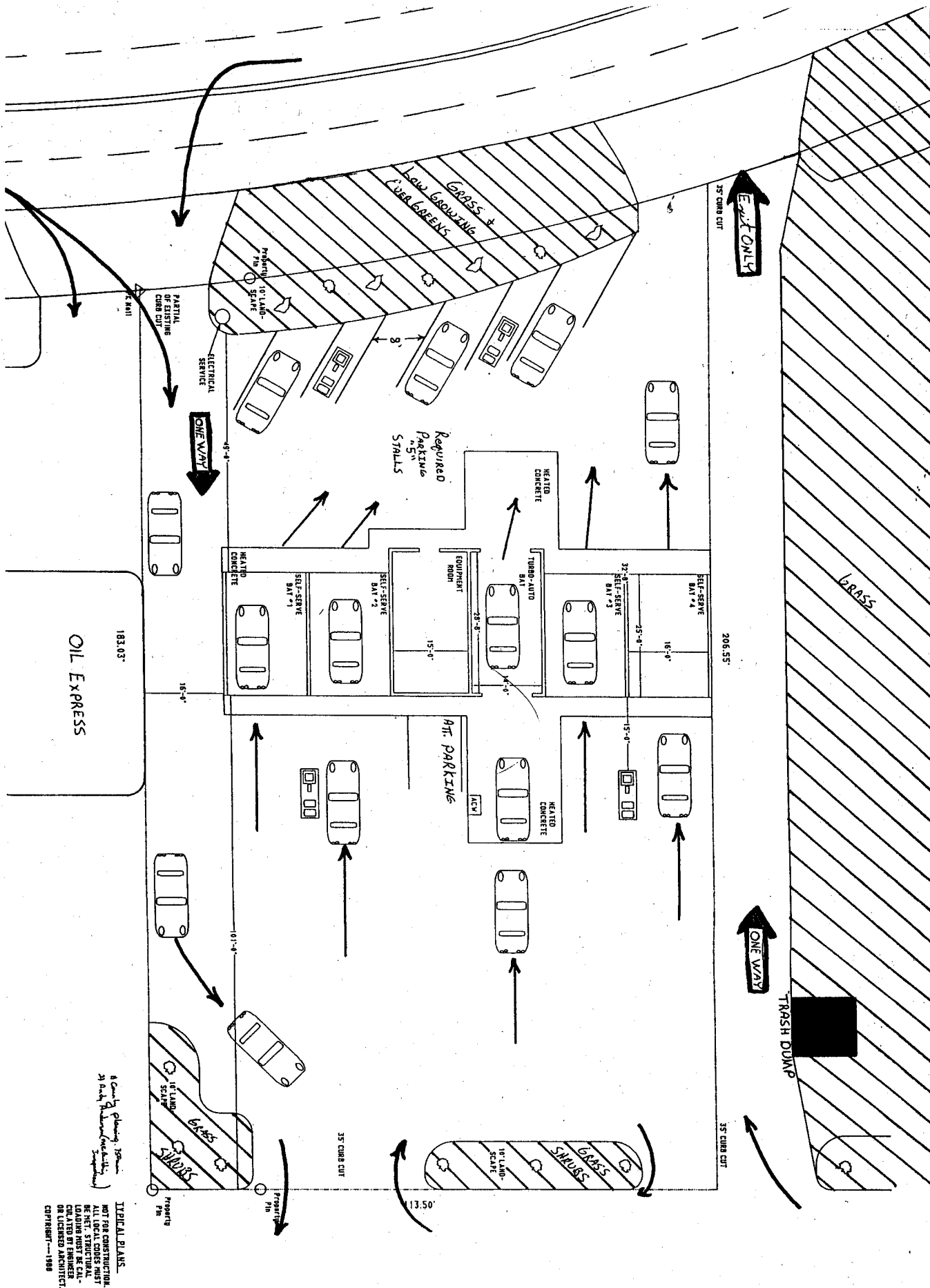
FOUR AND ONE SITE PLAN		FOUR SELF-SERVE AND ONE TURBO	
SPECIAL NOTES:		SCALE: 1/8" = 1'-0"	DATE: 5/10/1989
PROJECT #:		DRAWN: F.C.B.	DATE REV:
DRAWN FOR: MR. LANCE MOSES		CHECK BY:	
HI-PERFORMANCE WASH SYSTEMS, INC.		2190 SO. LIPAN ST. DENVER CO. 80223	
303-922-1133 1-800-932-1133 /US 1-800-922-1313 0/S			
SHEET #	1		

OIL EXPRESS
183.03'

1) TRAFFIC FLOW
2) PARKING

#30 89

TYPICAL PLANS
NOT FOR CONSTRUCTION
ALL LOCAL CODES MUST
BE MET. STRUCTURAL
LOADING MUST BE CAL-
CULATED BY ENGINEER
OR LICENSED ARCHITECT.
COPYRIGHT—1988

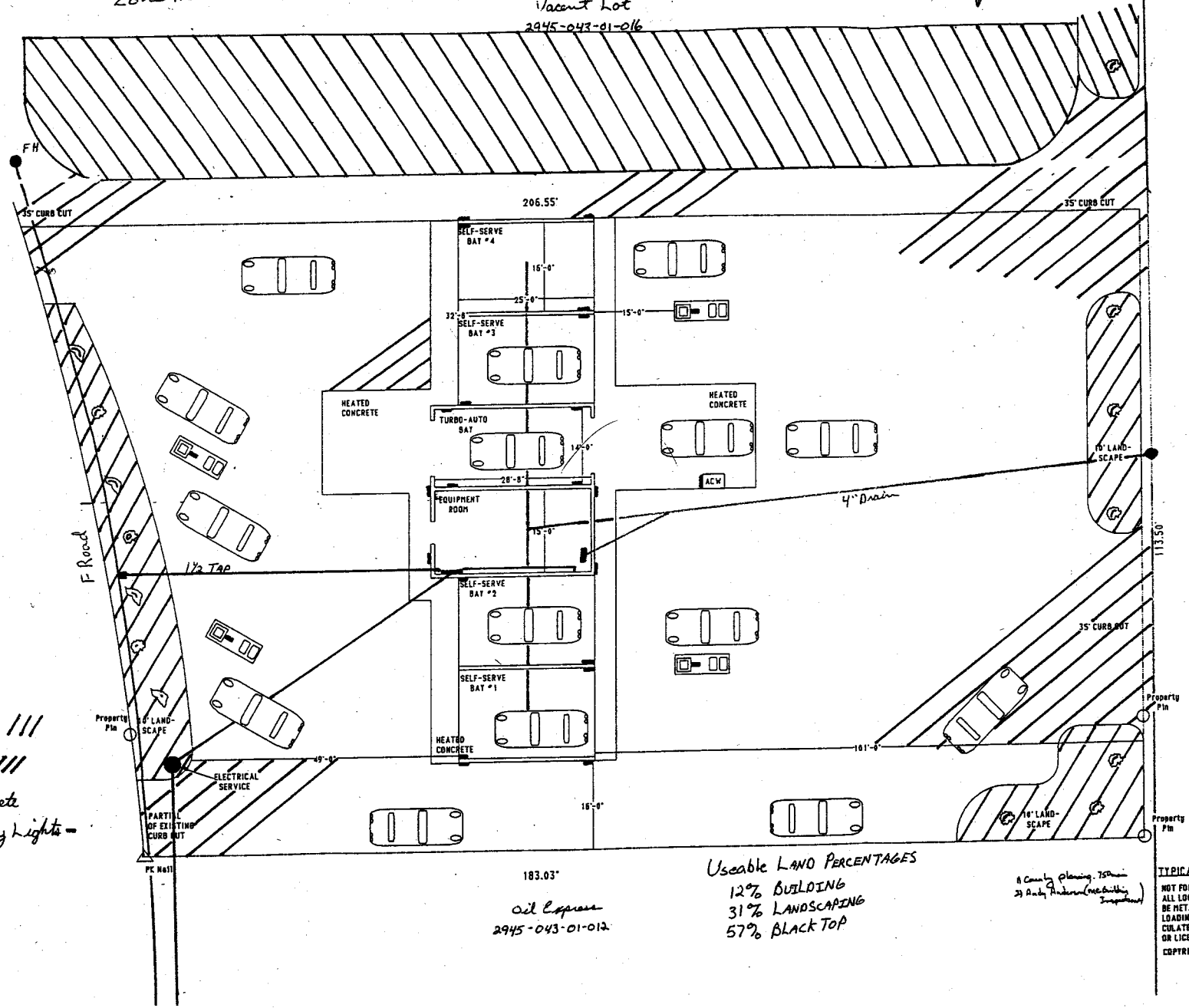


1/8" Scale by Planning Services
 21 Rock Road, Denver, CO
 NOT FOR CONSTRUCTION
 ALL LOCAL CODES MUST
 BE MET. STRUCTURAL,
 LEADING EDGE, MECHANICAL,
 ELECTRICAL AND PLUMBING
 BY LICENSED ARCHITECT.
 COPYRIGHT - 1989

SHEET # 1	HI-PERFORMANCE WASH SYSTEMS, INC. 2190 SO. LIPAN ST. DENVER CO. 80223 303-922-1133 1-800-932-1133 I/S 1-800-922-1313 O/S		FOUR AND ONE SITE PLAN		FOUR SELF-SERVE AND ONE TURBO	
	SPECIAL NOTES:		SCALE: 1/8" = 1'-0"		DRAWN: F.C.G. DATE: 5/10/1989	
			PROJECT #:		CHK'D BY: DATE REV.	
					DRAWN FOR: Mr. Lance Moses	

Zone HO commercial

Vacant Lot
2945-043-01-016



- Utilities:
- 1) Water ———
 - 2) Electric ———
 - 3) Sewer ———
 - 4) Landscaping ///
 - 5) Black Top ///
 - 6) Heated Concrete
 - 7) Parking + Bay lights =
 - 8) Gas line ———

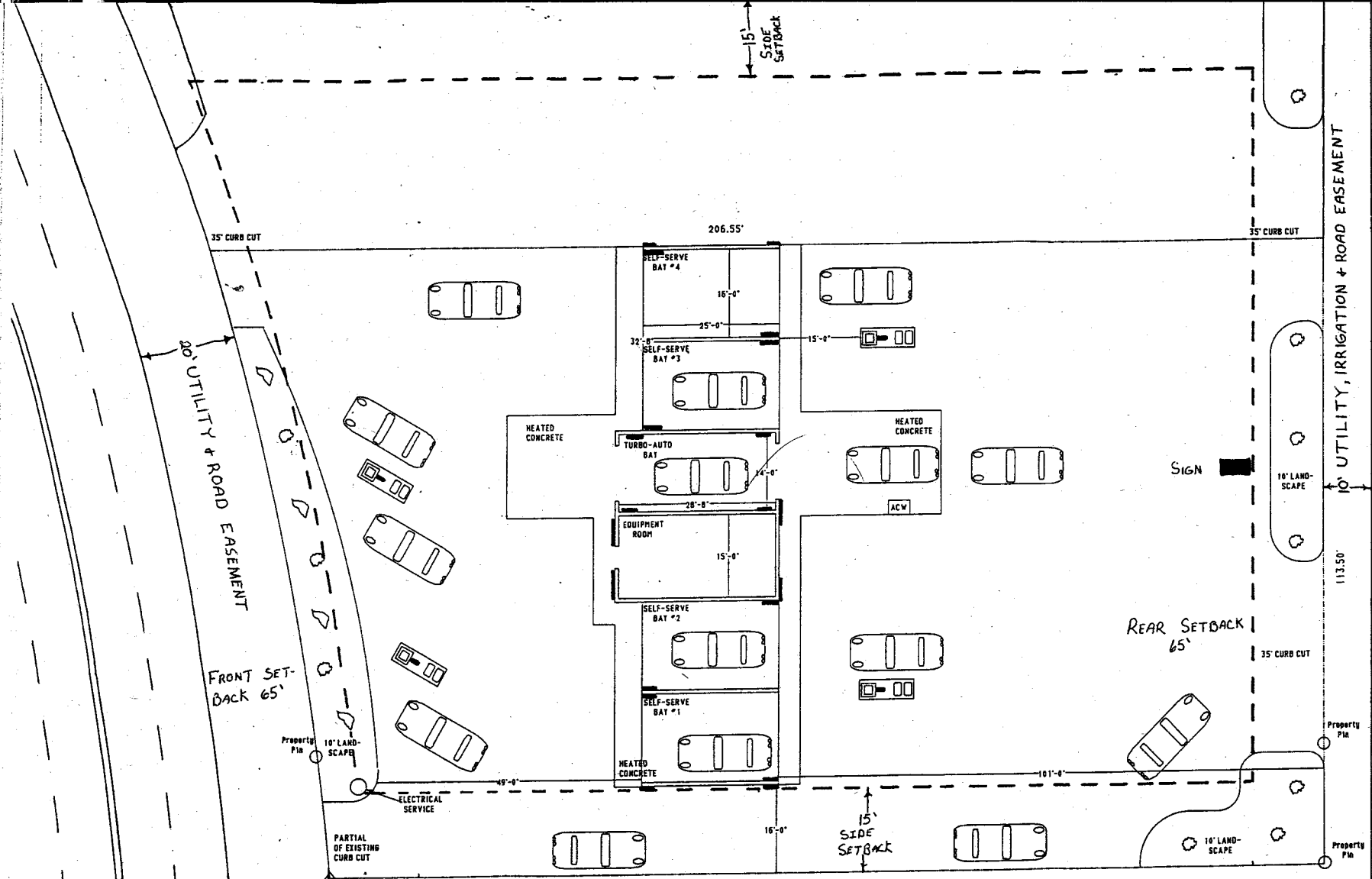
Useable LAND PERCENTAGES
 12% BUILDING
 31% LANDSCAPING
 57% BLACK TOP

oil Express
2945-043-01-012

A County Planning 750
29 Arch. Modern (residential)

TYPICAL PLANS
 NOT FOR CONSTRUCTION.
 ALL LOCAL CODES MUST
 BE MET. STRUCTURAL
 LOADINGS MUST BE CAL-
 CULATED BY ENGINEER
 OR LICENSED ARCHITECT.
 COPYRIGHT—1988

FOUR SELF-SERVE AND ONE TURBO	
SCALE: 1/8" = 1'-0"	DATE: 5/10/1989
PROJECT #:	DWG NO.:
DRAWN FOR: MR. LANCE MOSES	
FOUR AND ONE SITE PLAN	
SPECIAL NOTES:	
HI-PERFORMANCE WASH SYSTEMS, INC.	
2190 SO. LIPAN ST. DENVER CO. 80223	
303-922-1133 1-800-932-1133 J/S 1-800-922-1313 D/S	
SHEET #	OF
1	1



1) SETBACKS
2) LIGHTING AND SIGNAGE DETAIL

PK #11
The building will cover approx 12% of our usable land

Sign is to be 5' X 6' mounted on a 20' post
Total sign height 25'

OIL EXPRESS
Z (B.C.D)

TYPICAL PLANS
NOT FOR CONSTRUCTION. ALL LOCAL CODES MUST BE MET. STRUCTURAL LOADINGS MUST BE CALCULATED BY ENGINEER OR LICENSED ARCHITECT.
COPYRIGHT—1988

FOUR SELF-SERVE AND ONE TURBO			
SCALE: 1/8" = 1'-0"	DRAWN: E.C.B.	DATE: 5/10/1989	
PROJECT #:	CHK'D BY:	DATE REV:	
DRAWN FOR: MR. LANCE MOSES			

FOUR AND ONE SITE PLAN
SPECIAL NOTES:

HI-PERFORMANCE WASH SYSTEMS, INC.
2190 SO. LIPAN ST. DENVER CO. 80223
303-922-1133 1-800-932-1133 /S 1-800-922-1313 0/S

SHEET #	ONE
	1

*Don -
Guard with
your life.
Karl*

POWER OF ATTORNEY

The undersigned, owners of certain real properties situate in the County of Mesa, State of Colorado, to wit:

A part of the S 1/2 SW 1/4, Section 4, T18, R1W of the Ute Meridian, said real property being more particularly described as follows:

Beginning at a point which bears S89°35'13"W 30.0 feet and N03°09'17"E 155.0 feet from the S 1/4 Corner of Section 4, T18, R1W of the Ute Meridian; thence along the northerly right of way of F Road S33°12'01"W 31.5 feet; thence along said right of way line along the arc of 300.0 feet radius curve to the right 273.22 feet (the chord of which bears N25°53'39"W 221.58 feet); thence along said right of way line, S03°03'33"W 298.47 feet; thence along said right of way line, along the arc of a 350.0 feet radius curve to the left 787.14 feet (the chord of which bears S49°00'20" 721.66 feet); thence along said right of way line, S89°59'40"W 824.38 feet, thence leaving said right of way line N01°06'21"E 240.0 feet to a point on the North line of the S 1/2 SW 1/4 of said Section 4; thence along said North line N73°39'40"E 1556.73 feet to the West right of way line of 24.5 Road; thence along said West right of way line S03°09'17"W 1182.42 feet to the point of beginning.

Containing 13.6568 acres more or less;

Do hereby designate T. W. Ford, Mesa County Administrator, or his successor in interest, attorney in fact to execute a petition on behalf of the undersigned to request said property be included in an improvement district within the County to accomplish the following improvements:

- 24.5 Road Improvements from F Road North to Northerly boundary of above described property.

The cost of the road improvements shall be assessed against the land hereinabove described in accordance with the then practices of the County of Mesa.

It is understood that this power is in the nature of a covenant running with the land which will be binding upon the successors in

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 19 1989

DRAINAGE EASEMENT

Two easements for the conveyance of storm water runoff across Lot 5 of Fisher Subdivision, Mesa County Colorado more particularly described as follows:

Storm Drainage Easement #1

The east 35.00 feet and the north 260.00 feet of Lot 5 of Fisher Subdivision, Mesa County Colorado; EXCEPT the east 10.00 feet deeded for road right-of-way in Book 1286, pages 800-801, and the north 21.89 feet of Lot 5.

Storm Drainage Easement #2

Beginning at the northwest corner of Lot 5 of Fisher Subdivision, Mesa County, Colorado; thence S 00 00' 20" E 22.11 feet to the point of beginning; thence S 00 00' 20" E 110.00 feet; thence N 81 59' 40" E 30.00 feet; thence N 00 00' 20" W 60.00 feet thence N 81 59' 40" E 10.00 feet; thence N 00 00' 20" W 44.38 feet; thence S 89 59' 40" W 40.39 feet to the point of beginning.



Don Newton
City Engineer
City of Grand Junction
250 N. 5th St.
Grand Junction, CO 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT July 19, 1989

JUL 19 1989

RE: CARWASH; GRADING AND DRAINAGE REPORT.
Lot 4, Fisher Subdivision

Dear Don:

This is an updated, revised drainage report for the referenced site. I have revised the hydrology to reflect a 10 year, 1 hour thunderstorm instead of a 15 minute storm. This revision makes the total storm runoff volume slightly more conservative.

Existing Site Conditions

The existing parcel is undeveloped. It was historically farmed but has not been farmed for many years. Some fill has been added to the site over the course of time. Historically the site drained to the south and west.

F-road to the west, 24.5-road to the east, and Oil Express to the south have altered the natural drainage. Fill imported for these projects keeps the subject site from draining. Any runoff from the site is retained.

Development Description

A carwash will be built on the site. The building will be 25-ft. by 97-ft. and oriented in the north-south direction. The building will be approximately centered between F-road and 24.5-road. The development will not use the entire parcel but will leave the north 52-ft. for future development.

The development will be paved with the exception of the landscaped areas. Landscaping will also be used as storm water retention areas.

Drainage Design Criteria

1) Maintain site grading to the south and avoid allowing any drainage to the north. Draining the parcel to the north would create problems for future development to the north.

2) Retain runoff on site to the extent that runoff through developed property to the south is no greater than pre-development runoff. It must be noted that this site did drain to the south before development took place to the south. All storm water is retained on site now only because fill has been added to the south.

Hydrology

The existing and developed site runoff was evaluated for two types of 10-yr. return period events. A 10-yr. thunderstorm and a 10-yr. 24-hr. general storm. The thunderstorm was evaluated using the rational method and the 24-hr. event was evaluated using SCS TR-55.

The following conditions were used to develop the thunderstorm peak discharge and volume:

- 1) Time of Concentration; 5-minutes.
- 2) Thunderstorm Duration; 60-minutes
- 3) 10-yr. thunderstorm Intensity "i"; 3.3-in./hr. (for Tc=5-min.)
- 4) Total storm precipitation; 1.65-inches
- 5) Existing Condition "C" value; 0.25
- 5) Existing Site "CN"; 85 (for short duration thunderstorm)
- 6) Developed Condition "C" value; 0.85
- 7) Developed Condition "CN"; 98

Under existing conditions the peak thunderstorm discharge is 0.45-cfs (200-gpm) and the runoff volume would be 1082 ft³. When developed the peak discharge will increase to 1.51-cfs and the runoff volume will increase to 2562 ft³.

When constructed, drainage west of the building will go either into a grassed retention area or drain directly through Oil Express. 1750-ft² will drain directly to Oil Express and 8850-ft² will drain to a grassed retention area. The results are summarized below:

- 1) Peak discharge to west side of Oil Express: 50 gpm
- 2) Volume discharged to west side of Oil Express: 208-ft³
- 3) Peak discharge to west retention area: 255-gpm
- 4) Volume discharged to west retention area: 1055-ft³
- 5) Available retention volume on west: 1850-ft³

Drainage on the east of the building will go to 2 grassed retention areas. Overflow from the retention areas will drain through the Oil Express parcel. The results are summarized as follows:

- 1) Peak discharge to east retention area: 200-gpm
- 2) Volume discharged to east retention area: 828-ft³
- 3) Volume available in east retention area: 400-ft³
- 4) Peak discharge to SE retention area: 165-gpm
- 5) Volume discharged to SE retention area: 685-ft³
- 6) Volume available in SE retention area: 324-ft³
- 7) Volume discharged through Oil Express: 789-ft³

No runoff routing was performed so the peak discharge through the east side of Oil Express was not determined. Based on the available retention area compared to the storm runoff volume the peak discharge to Oil Express would be very low (< 0.5 cfs)

The 10-yr. 24-hr. storm was evaluated used the SCS TR-55 method outlined in Procedures for determining Peak Flows in Colorado. The following conditions were used to evaluate the peak discharge:

- 1) 10-yr. 24-hr. rainfall depth: 1.4-inches
- 2) Runoff for "CN"=98: 1.18-inches (Table 2.1)(developed)
- 3) Peak discharge = 2.1-cfs/acre/inch (Appendix D - mod. slopes)
- 4) Runoff for "CN"=75: 0.13-inches (Table 2.1)(pre-development)
- 5) Peak discharge = 1.8-cfs/acre/inch (Appendix D - mod. slopes)

The 10 year, 1 hour thunderstorm is the worst case event as it produces both higher intensity and greater runoff volume as modelled.

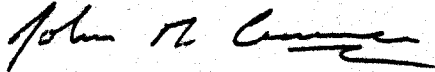
Summary

The finished grading is designed to retain as much runoff on site as possible. During the 10-yr. thunderstorm event approximately 64% of the total runoff volume will be retained on site in landscaped retention areas. Peak flows off the east side of the site are attenuated by routing through the retention areas. Only 7% of the developed area will drain directly off the site with no attenuation in retention areas.

Currently no discharge leaves the undeveloped site because recent development around the site has caused all storm runoff to be retained. Before there was any development in the area the peak thunderstorm discharge off the site was about 200-gpm. In the developed condition the peak discharge from the site will not exceed this because of the attenuation in the retention areas.

The use of the landscaped retention areas minimizes the impact of storm drainage on development to the south. The retention areas can also be easily incorporated into a storm drainage system if one is constructed at some future date.

Very Truly Yours:
WESTERN ENGINEERS, INC.



John M. Currier, PE

JMC/jmc

References: Procedures For Determining Peak Flows in Colorado
Mesa County Design Guidelines for Storm Water Management

cc: Lance Moses
Karl Metzner

File

July 10, 1989

TO WHOM IT MAY CONCERN:

Regarding the proposed car wash site at 2442 "F" Road, and more specifically the street improvements along the frontage of 24 1/2 Road of this proposed site, it is the intention of the Public Works Department to require that we put these improvements in at our expense.

While I will admit that the improvements would be nice, I do not feel like it is practical at this time. It would increase our building costs by over \$20,000.00, which I am afraid would put the entire project out of our reach. I would also like to mention that none of our neighbors have been required to put these improvements in. We feel that this is completely unfair.

What we would like to see is a variance given so that we can get our project started, then in 5-10 years, or whenever the need is deemed sufficient, create an improvement district and assess each land owner accordingly. This would allow us to recover somewhat from our initial starting costs.

Thank you for your consideration.

Sincerely

W. Lance Moses

W. Lance Moses
2666 Paradise Drive
Grand Junction, CO 81506
303-242-0589

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 10 1989

July 13, 1989

Grand Junction City Council
520 Rood Ave.
Grand Junction, Co. 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 14 1989

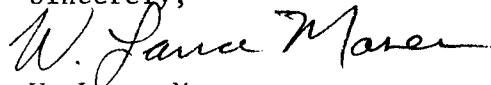
Dear Council Members,

I am writing in regard to the Car Wash planned at 2442 F road which was approved by the Planning Committee on the 11th of July, 1989.

We are appealing the recommended escrow account for our street improvements. The City already holds a power of attorney on the land which states that when 24½ road improvements are made that each land owner will be required to pay his share. We have no problem with that or with signing an improvement agreement.

During the meeting, it was estimated that the cost of improvements would be around \$75.00 per foot. We own 180 feet of frontage on 24½ road. We are developing 113 feet which would bring the estimated cost to \$8,475.00 which the Planning Committee feels should be collected now and put into an escrow account. We feel this is unnecessary and is an unfair burden, not only on us but anyone trying to start a new business. It would be easier to pay later when we have had time to recover some of our investment. Right now these fees could make it impossible for us to start this business. We therefor request that you waive this requirement in favor of those already in place. Your consideration of this matter is greatly appreciated.

Sincerely,



W. Lance Moses



July 19, 1989

Mr. Don Newton
City Engineer
City of Grand Junction
250 N 5th St.
Grand Junction, CO 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 19 1989

RE: CARWASH; Lot 4 Fisher subdivision
Response to review comments.

Dear Don,

In response to your review comments I am providing additional information. The information is addressed specifically to each of your questions.

Q #1. Drainage report shows 150 cubic feet of water being discharged to the southwest and 366 cubic feet to the southeast of the property during a 10 year, 15 minute storm. What are the routes this runoff will take and what properties will be affected? Will the runoff from this development be contained in existing right-of-way or easements?

The enclosed 1:20 scale plan of the area shows the route that runoff will take. The affected properties are Oil Express and Color Tile. The entire runoff will not be contained in the right-of-way or easements. On the west (F road side) runoff misses the easement across Oil Express. On the east (24.5 Rd. side) runoff is in a swale that is outside the easement.

I have sent Lance Moses a letter outlining the need to obtain drainage easements across the affected properties. A legal description of the proposed easements is enclosed. They are also shown on the 1:20 scale plan.

Q #2. Retention basins on the east side of the property extend out into the right-of-way on 24.5 Rd. and no street improvements are shown along the property frontage.

it appears that most of the volume in the northerly retention basin would be lost when the street improvements are installed.

on site retention and detention will be required for runoff in excess historic volumes after 24.5 road is improved.

The retention volumes calculated for the east side allow for future street improvements. No retention volume off the property was used in the analysis.

Q #3. The drainage report should address how this development would affect downstream properties for various return events including a 100 year storm.

A 100 year, 1 hour thunderstorm would result in the following runoff from the site:

- * Peak Discharge SW corner of site: 0.21 cfs
- * Peak Discharge SE corner of site: ≤ 1.0 cfsⁱ
ⁱ Based on routing through retention areas using HEC-1 which can only roughly estimate discharge from such a small area. Actual discharge would probably be much less than 1.0 cfs.
- * The drainage swale east of Color Tile has a capacity of about 3.7 cfs when the water surface at the base of the sidewalk. The floor elevation is 0.5 feet above this. This is enough capacity to handle the discharge from the new carwash and from Oil Express. The swale on the west of Oil Express and Color Tile has adequate capacity to convey the 100 year, 1 hour runoff from both Oil Express and the new carwash.
- * Hydrology calculations for the 100 year event are attached.

Q #4. What percentage of the total drainage basin does lot 4 represent? What portion of the basin is upstream from this lot?

Refer to the enclosed plan sheet showing the lot and the drainage basin.

Q #5. The plan shows no improvements along the property frontage along 24.5 Road. If these improvements are not installed the petitioner will be required to provide adequate funds to pay for these improvements. These funds would be placed in an escrow account until such time that the street is reconstructed.

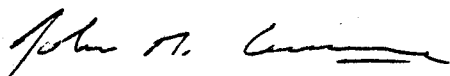
The petitioner requested that the plan be prepared without showing the street improvements. The plan is designed to allow future installation of curb, gutter, and sidewalk without causing problems in the parking area.

Q #6. Please submit a copy of the hydrology calculations and hydrographs used to determine runoff volumes.

Calculations are enclosed.

If you have any additional questions or comments please give me a call.

Very Truly Yours;
WESTERN ENGINEERS, INC.



John M. Currier, PE

JMC.jmc

enc:

cc: Lance Moses w/out calcs
Karl Metzner w/out calcs

REVIEW SHEET SUMMARY

FILE NO. 30-89 TITLE HEADING Conditional Use-Car Wash DUE DATE 6/26/89
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: W. Lance Moses
Location: 2442 F Road Grand Junction, CO 81501 Acres: .839 Activity: Request
for a conditional use

PETITIONER ADDRESS 2666 Paradise Drive Grand Junction, CO 81506

ENGINEER n/a

DATE REC. AGENCY COMMENTS

 NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
 A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

6/26/89	Planning Dept.	<p>Is only one sign proposed?</p> <p>Will there be shared access with Oil Express? If so, a shared access easement should be designated.</p> <p>An appraisal for open space fees is required prior to the hearing. Open space fees must be paid prior to issuance of a building permit.</p> <p>A complete drainage plan must be submitted for review prior to the hearing.</p> <p>Street construction plans for 24$\frac{1}{2}$ Road and an acceptable Improvements Agreement/Guarantee must be submitted and approved in accordance with the City Engineer's requirements.</p> <p>The proposed landscaped area exceeds the total square footage required on the zone; however, we encourage the addition of some shade trees.</p> <p>A separate sign permit and building permit will be required.</p> <p>The proposed use does seem to meet the Conditional Use criteria as set forth in section 4-8-1 of the Zoning and Development Code.</p>
6/27/89	Grand Jct. Drainage	<p>The petitioner, Mr. W. Lance Moses, notes in the application that the drainage plans are not yet available. What is to be reviewed? What is the 4" drain? What does it tie into?</p> <p>The route of surface runoff should be shown all the way from the site to the Colorado River. Lot grading and paved improvements should be designed to cause surface runoff to follow the route(s) identified above.</p> <p>All the exhibits are numbered "1", but the one showing circulation shows the northerly-hatched area as grassed. That area is not identified as landscaped on the first sheet #1 which has the land use percentages.</p>
6/13/89	Police Dept.	<p>Traffic engineer might want to look at the potential for problems of drivers going east on F Road and stopping in the left-hand lane to enter the property. This is a 40 mph area. How much sight radius and stopping distance is required on this curved portion of the roadway? No other problems noted.</p>
6/14/89	City Attorney	<p>Recommend a plat of the property be filed; the copy attached is not signed by any owners--only a surveyor.</p> <p>No time schedule is proposed for the improvements; this schedule should be submitted to the C.E.</p>
6/14/89	Parks and Rec.	<p>I cannot find a record of the open space fee having been paid. Please advise as to what needs to happen in a case such as this.</p>

6/14/89	Fire Dept.	Fire hydrant located on plot plan will meet Fire Dept. requirements.
6/16/89	Building Dept.	Building permit and city-licensed general contractor required. No other comments.
6/19/89	County Planning	No objections.
6/16/89	Ute Water	Ute Water has an 8" line in F Road. The water tap would be brought from F Road. Policies and fees in effect at the time of application will apply.
6/23/89	Utility Engineer	Sewer is available on 24½ Road as shown, but no water service from the City. Sanitary sewage pre-treatment application must be completed prior to receiving approval for hookup to public sewer. Applications can be picked up at Persigo plant from Emily Whittum.
6/26/89	City Engineer	I have no objections to the proposed car wash at this site. Site grading and drainage plans, along with construction plans for 24½ Road will have to be submitted and approved by this office before a building permit will be issued.
6/29/89	Grand Valley Irr.	I contacted Lance Moses 10:00 a.m. on 6/28/89. Through our phone conversation, he confirmed that the proposed car wash had no intention or plan to use Grand Valley Irrigation water for their landscaping. There are currently no irrigation ditches or pipeline that service this property. This area was serviced by the Pomona Lateral (Headgate #290 ML Mainline Canal) up to the development of F Road/Mesa Mall. The Pomona Lateral irrigation system is scheduled for lateral improvements through the Bureau of Reclamation to be constructed by Grand Valley Irrigation Company in the fall of 1989. There are no plans at this time to service this property with irrigation water or taps through lateral improvements funded by Bureau of Reclamation. Please keep this comment on record.

LATE

See 6/28/89 LW

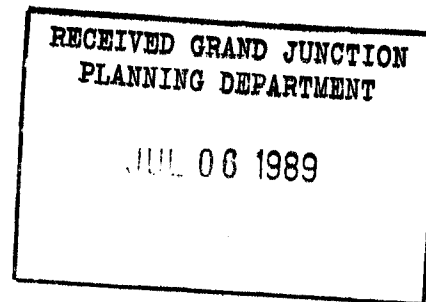
Planning Department: We will have only one pole sign on 24½ Road. The sign on the F Road side will be mounted on the front of the building. We will have one shared access with Oil Express and its owner is drawing up an agreement. We will be discussing 24½ Road improvements with the planning commission to find out what our options are and whether or not improvements need to be made.

Grand Jct. Drainage: Drainage plans are now available.

City Attorney: A signed plot was filed prior to the submittal of this petition.

Parks and Recreation: An appraisal of the land has been made. We will check with the planning commission to see if they can shed some light on the problem.

Utility Engineer: Pre-treatment application is in the works.



development summary



File # 30-89 Name Car Wash Conditional Use for Car Wash Date 7/13/89

PROJECT LOCATION: 2442 F Road

PROJECT DESCRIPTION:

A request for a Conditional Use for a car wash in a Highway-Oriented (H.O.) zone.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	
	SATISFIED	NOT SATISFIED*	SATISFIED	NOT SATISFIED*
Complies with adopted policies	X		Streets/Rights Of Way	X
Complies with adopted criteria	X		Water/Sewer	X
Meets guidelines of Comprehensive Plan			Irrigation/Drainage	X
			Landscaping/Screening	X
			Other: Parks & Open Space Fees	X

* See explanation below

- A drainage plan has been submitted and reviewed by the City Engineer and Grand Jct. Drainage District. There are some concerns which will be addressed prior to issuance of a planning clearance for building permit.
- The petitioner is appealing the requirement to escrow funds for future road improvements to 24 1/2 Road (see attached letter). He feels the existing POA on the subdivision is sufficient.
- The petitioner requested a waiver of open space fees.

STATUS & RECOMMENDATIONS:

Other than the above concerns, the proposal meets the Conditional Use criteria as set forth in Section 4-8-1 of the Zoning and Development Code.

Planning Commission Action

7/11/89 Planning Commission approved the Conditional Use permit with several conditions, including escrow of funds for 24 1/2 Road improvements. Planning Commission recommended denial of the request to waive parks and open space fees. The petitioner did not appeal that decision.

November 15, 1990

City Planning Commission
Grand Junction, Colo. 81501

To Whom It May Concern:

This letter of intent concerns the landscaping around the Mall Car Wash located at 2442 F Road. As per the plans which have already been submitted, I plan to finish the landscaping at this site in the Spring of 1991.

Sincerely,

A handwritten signature in cursive script that reads "W. Lance Moses". The signature is written in dark ink and is positioned above the printed name.

W. Lance Moses

Access agreement
quit claim

To Whom it may Concern.

This is a letter stating that an agreement has been made between.

Steve and Susan Alexander owners of Oil Express on 24 1/2 road and Lance and Shaka Moses owners of Mail Car Wash Inc. on 24 1/2 road.

This agreement is that both businesses will share the existing access between the two businesses on F Road.

Sincerely,

W. Lance Moses Pres. MCW Inc.

Steve C. Alexander

Susan L. Alexander