



FEATHER PETROLEUM COMPANY

2492 Industrial Blvd. 303/242-5205
Grand Junction, Colorado 81505

Larry V. Feather
President



IMPACT STATEMENT

1. We propose to build a one bay touchless auto car wash, with a wand washer on one outside wall. The wand is a hand held car wash.
2. Location is 723 Horizon Drive, Grand Junction, Colorado.
3. We propose to build the car wash beginning approximately 11-1-91 with a 60 day construction period.
4. The main area impacted is Horizon Drive.
5. As this is a zoned business area, we feel the proposed car wash is compatible with other business's on Horizon Drive.
6. The service provided will be a state of the art touchless car wash. To be used by locals, as well as tourists and business people.
7. We are not aware of any special considerations that need to be addressed.
8. The proposal meets all criteria for zoning.

#60 91
11/1/91
11/1/91 Remove
from Office

Bookcliff Country Club
2730 G Road
Grand Junction, CO 81506

Budget Host Motel
721 Horizon Drive
Grand Junction, CO 81506

Friendship Inn
733 Horizon Drive
Grand Junction, CO 81506

Loco Food Store
722 Horizon Drive
Grand Junction, CO 81506

#60 91

Original
Do NOT Remove
From Office

ADJACENT LAND USE AND ZONING

All adjacent land is zoned Highway Oriented.

Original
Do NOT Remove
From Office

#60 91'

TRAFFIC ANALYSIS

We estimate that total traffic count on Horizon drive will not increase significantly due to this new car wash. However, it is our belief that traffic around our property will increase materially.

Original
Do NOT Remove
From Office

#60 91

REVIEW SHEET SUMMARY

(Page 1 of 2)

FILE NO. 60-91 **TITLE HEADING:** HORIZON DRIVE STOP 'N SAVE CAR WASH

ACTIVITY: Conditional Use

PETITIONER: Larry V. Feather

LOCATION: 723 Horizon Drive

STAFF REPRESENTATIVE: Karl Metzner 303-244-1439

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED BY SEPTEMBER 27, 1991.

U.S. West 9/6/91
Leon Peach

No comments at this time.

City Fire Department 8/6/91
George Bennett 244-1400

Access appears to be adequate at this time. Fire protection is required--a minimum of one fire hydrant on 8-inch supply line located within 150 feet of all exterior portions of the building. A review of the building plans and a fire flow survey will need to be conducted prior to our department giving clearance for a building permit.

Ute Water 9/6/91
Gary R. Matthews

No objections. Ute water has an 8-inch main on Horizon Drive.

Utilities Engineer 9/16/91
Bill Cheney 244-1590

Water is available from Ute Water. There is an existing 8-inch sewer line in Horizon Drive that was constructed to serve lots on the west side of Horizon Drive. The car wash will require approved sand and grease traps. Approval of traps is be the Industrial Pretreatment Coordinator located at Persigo. A P.I.F. of \$3,450 will be required prior to obtaining a sewer clearance for a building permit.

City Engineer 09/17/91
Don Newton 244-1559

A drainage study will be required.

On-site detention of storm runoff will be required for all water in excess of historic (undeveloped) runoff rates. Historic and developed runoff should be calculated using the rational method. Detention storage volume should be calculated using the Modified Rational Method (Ref. APWA Special Report No. 49). Storm Detention volume shall be sized to contain the difference between historic and developed conditions for a 100-year storm. Discharge to the Horizon Channel should not exceed the ~~100-year~~ historic flow rate.

for 2 and 100 year storms

City Parks and Recreation 9/9/91
Don Hobbs

If this planning request requires the payment of an open space fee, we will need a certified appraisal of the property to determine the fee amount.

Public Service 9/11/91
Carl Barnkow

No objections to gas and electric.

City Attorney 9/16/91
Dan Wilson

No comments at this time.

Community Development Department 9/19/91
Karl Metzner 244-1439

The use is accessory to the existing Stop 'n Save convenience store. The possible future bays will require submittal of a revised plan prior to construction. The two bays proposed should not generate much additional traffic to the site.



FEATHER PETROLEUM COMPANY

2492 Industrial Blvd. 303/242-5205
Grand Junction, Colorado 81505

Larry V. Feather
President



September 26, 1991

City of Grand Junction Planning Department
Grand Junction, Colorado

RE: File No. 60-91
Title Heading: Horizon Drive Stop 'N Save Car Wash
Petitioner : Larry V. Feather
Location : 723 Horizon Drive

To Whom It May Concern:

Per your request the following is a written response to your Review Sheet Summary pertaining to the above mentioned file.

U.S. West: No comments required.

City Fire Department: We will adhere to all fire department regulations including installation of 1 fire hydrant.

Ute Water: No comments required.

Utilities Engineer: We agree and plan to install sand and grease traps. The required sand and grease traps are in our car wash package. We also agree to the \$3,400 P.I.F.

City Engineer: Per Bob Medsker's discussion with Don Newton a drainage study will not be required. As the Property is already paved.

City Parks and Recreation: Don Hobbs informed us that this is a planning department decision.

Public Service: No comments required.

City Attorney: No comments required.

Community Development Department: No comments required.

Sincerely,

FEATHER PETROLEUM COMPANY

Larry V. Feather
President

LVF/elb

A



Receipt # 41012
Date Rec. 9/2/91
Received By JP

DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input type="radio"/> Rezone				Frm <input type="checkbox"/> To <input type="checkbox"/>	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input checked="" type="radio"/> Conditional Use			723 HORIZON DR.	H.O.	CAR WASH
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER	DEVELOPER	REPRESENTATIVE
<u>Feather Petroleum Co</u>		<u>Larry V Feather</u>
Name	Name	Name
<u>2492 Industrial Blvd</u>		<u>2492 Industrial Blvd</u>
Address	Address	Address
<u>GJ Co</u>		<u>GJ Co 81505</u>
City/State	City/State	City/State
<u>242-5205</u>		<u>242 5205</u>
Business Phone #	Business Phone #	Business Phone #

Note: Legal property owner is owner of record on date of submittal.



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



Larry V Feather, President
Signature of person completing application

Larry V Feather
Signature of property owner(s) - attach additional sheets if necessary

#60 91
Date

NOT REMOVE FROM OFFICE

ITEM: #60-91 (Page 1 of 1)

PETITIONER: Larry V. Feather

PROPOSAL: A request to construct a car wash in an existing Highway Oriented (HO) Zone.

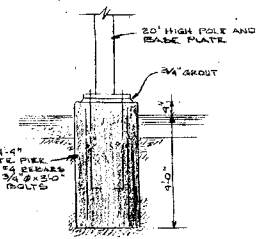
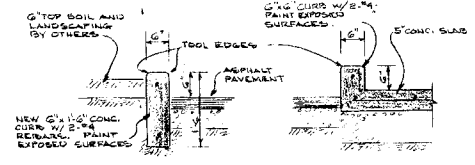
PRESENTED BY: Karl Metzner

COMMENTS: SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

APPROVAL: "Mr. Chairman, on item #60-91, a request to construct a car wash in an existing Highway Oriented (HO) Zone, I move that we approve this subject to the Review Agency Summary Sheet Comments."

DENIAL: "Mr. Chairman, on item #60-91, a request to construct a car wash in an existing Highway Oriented (HO) Zone, I, move that we deny this for the following reasons:" (STATE REASONS).

NW CORNER
SW 1/4 SEC 2
SECTION 30
T1N, R1W, U1M



- BUILDING CONTRACTOR**
This Contractor is to include all the following:
1. Remove existing asphalt pavement and dirt as required for the new construction and paving. Remove the existing curbs where shown.
 2. Provide all new, approved granular fill, compacted as specified, to bring the site to the new subgrades as required for the new grades shown on the Site Plan.
 3. Do all work and furnish all materials required to construct the new car wash building as shown, detailed and specified on drawings 1 thru 6 inclusive.
 4. Provide all new water, sewer, natural gas and electrical utilities to this building as shown, specified or required. Provide wash bay mounting units and all lighting. Provide under slab water piping and under slab air piping where shown for connections by the Wash Contractor.
 5. Install in-slab radiant heating piping where shown for connections by the Car Wash Contractor (radiant heating pipe furnished by Car Wash Contractor). Provide electrical service to the Car Wash terminal box.
 6. Install the new sidewalks, curbs, concrete slabs, concrete driveways, asphalt pavement and base, area lights, planter areas, vacuum island, etc. as shown and as required for a complete and operable site.
 7. Paint parking stripes and curbs.
 8. Install the air compressor and the 2 vacuum cleaners to be furnished by the Owner.

See other drawings and schedules for the descriptions of work to be performed and materials to be furnished by the Car Wash Contractor, and by the Landscape Contractor. The Building Contractor is to cooperate with these separate contractors and is to provide dimensional control and grade elevations to them.

CAR WASH CONTRACTOR (Not in this contract)
The Car Wash Contractor will furnish and install all of the required equipment for a complete, operable, automatic, drive-thru type car wash facility with dryer and under car wash equipment including but not limited to water, chemical, soap and wax containers, pumps, mixing equipment, heating equipment, piping, hoses, spray equipment and mounting devices, coin boxes, and control equipment.

The Car Wash Contractor will design, furnish and install a complete, operating in-slab radiant heating system for the car wash floors and entry and exit slabs including boiler, piping, thermostats, controls, and pumps (the Building Contractor will install the portion of the piping in the slabs).

The Car Wash Contractor will furnish and install all of the required equipment for a complete, operable, self service wand type car wash system for the exterior wash bay, including but not limited to water, chemical, soap and wax containers, pumps, mixing equipment, boiler, piping, hoses, spray equipment, hoses and mounting devices, coin boxes and control equipment.

LANDSCAPING CONTRACTOR (Not in this contract)
A separate landscaping contractor will be employed to design and install a sprinkler system and to design and plant the planter areas.

BUILDING DEPARTMENT NOTES

Legal description
Notes and bounds description - see survey.

Zoned --- HO (Highway Oriented)

Setbacks - Front - 65 feet from highway centerline
Side - 15
Rear - 15

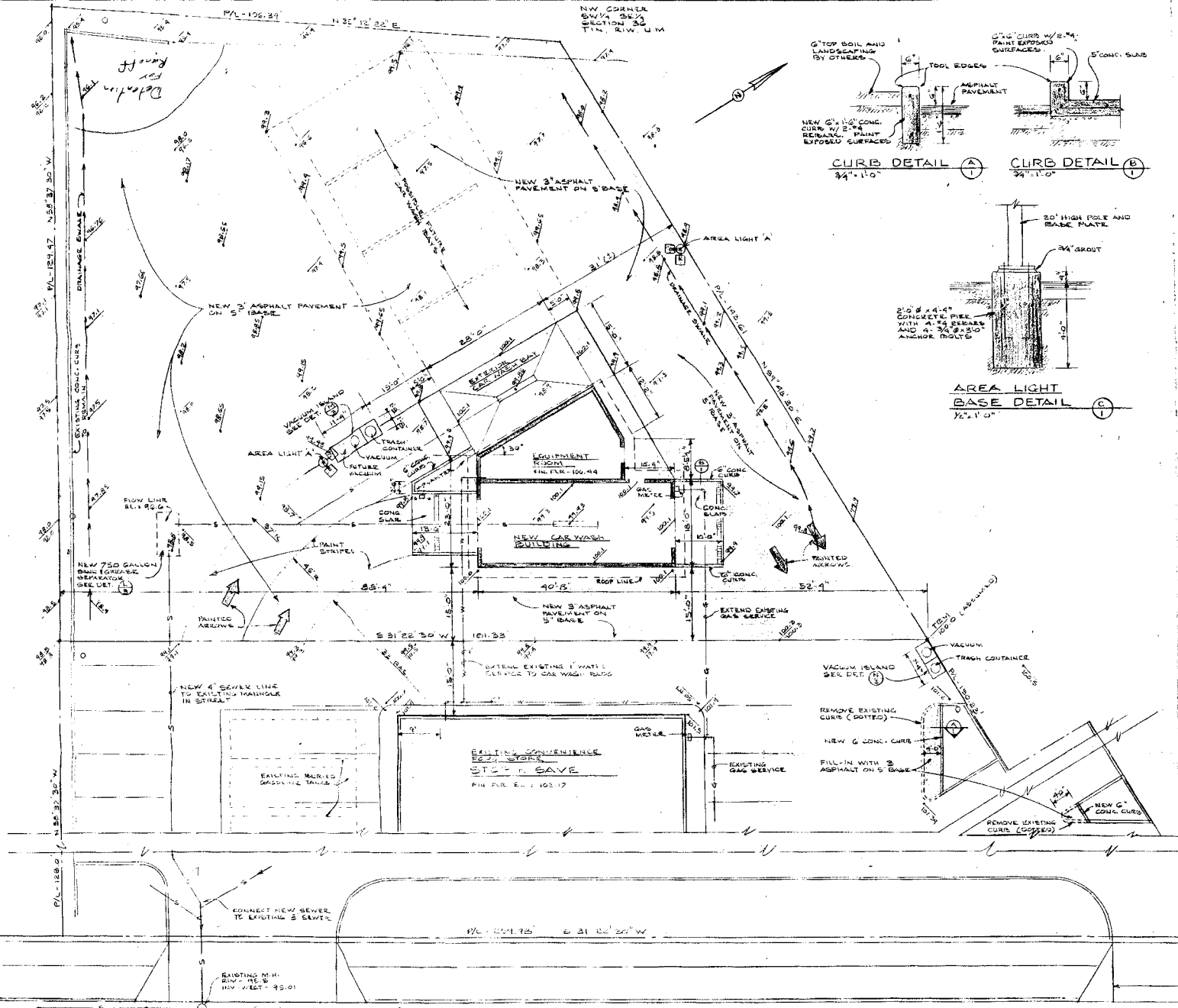
Design Loads - Dead Load -----Actual
Snow Load -----30 PSF
Wind Load -----20 PSF

Construction - Type IIV

Occupancy - Group B1

Floor area -----1106 SF

Building Height -----1 Story



HORIZON DRIVE

SITE PLAN 1/10'

EXISTING GRADES - SPOT ELEVATIONS SHOWN BELOW DASHLINES - PER SURVEY BY G.E.D. SURVEYING SYSTEMS, INC., GRAND JUNCTION, CO., DATED 6/26/91

NEW GRADES - SPOT ELEVATIONS SHOWN ABOVE DASHLINES.

NEW CAR WASH FACILITY		
723 HORIZON DRIVE GRAND JUNCTION, COLORADO		
FOR YEATHER PETROLEUM COMPANY		
SITE PLAN		
ROBERT A. MEDSKER, P.C. 1 YEATHER WAY GOLDEN, COLORADO	ARCHITECT 279-5223 (303)	SHEET AUG. 5, 1991