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File 1993-0032

Name: Mingus Convenience Store - 2896 North Avenue - Site Plan Review

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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
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		Record of certified mail
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X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X		Deed of Trust - not conveyed to City - Bk 1659 / Pg 887			
X	X	Correspondence			
X	X	City Council Minutes - 4/6/94 - **			
X	X	Resolution No. 26-94 - **			
X	X	Revocable Permit included in CC Minutes - 4/6/94- Bk2083/Pg518			
X	X	Landscaping Proposal - approved by Kathy Portner - 3/23/94			
X	X	Approved Site Plan - to be scanned			
X		Floor Plan			
X		Elevation Map			
X	X	Sign Placement Plan			
X		Planning Clearance Requirements list form			

PLANNING CLEARANCE REQUIREMENTS GRAND JUNCTION COMMUNITY DEVELOPMENT

BUILDING ADDRESS: 2896 North Ave. FILE NO: _____

PROPOSAL: Expansion of existing gas station/convenience store

DEVELOPER: Tom Menges TELEPHONE: 241-7667

REQUIRED

#32 93

Original
DO NOT REMOVE
FROM OFFICE

- A. Impact Statement / Project Narrative
- B. Site Plan - *show utility hookups* 24" x 32" showing setbacks to all property lines and all streets which abut the parcel and easements. Prepared by a professional engineer. (Scale 1" = 50')
- C. Drainage & Grading Plan / Report
- D. Utilities Composite Sewer, Water, Gas, Electric, TV, Telephone, Storm Drain, Irrigation, Ditches
- E. Landscaping / Screening / Buffering
 - 1) Types of Open Space ^(a)
 - 2) Maintenance *site*
 - 3) Irrigation Rights
 - 4) Irrigation Plan
- F. Roadway Plan / Profile
- G. Traffic Circulation Patterns *site plan*
 - 1) Pedestrian / Bike paths / Crosswalks
 - 2) Curb Cuts ^(a)
 - 3) Dimensions of Curb Cuts / Driveways
 - 4) Internal Circulation Detail
- H. Traffic Analysis / Impact Study
- I. Floodplain Analysis and/or Permit ^(b)
- J. Geology Report / Soils Report
- K. Gamma Radiation Report
- L. **CDOT Access Permit** ^(b)
check with State HWY
(a) Existing and Proposed (b) Requires a Separate Permit
- M. Section 404 Permit ^(b)
- N. Environmental Site Assessment
- O. Structural Information
 - 1) Heights, Elevations, Square Footage
 - 2) Percent of Building Coverage
 - 3) Setbacks
 - 4) Lighting ^(a)
 - 5) Signage Detail ^{(a) (b)}
 - 6) Fences ^{(a) (b)}
- P. Subsurface Soils Investigation
- Q. Sewer/Water Tap (Power of Attorney)
 - 1) Water Supply
 - 2) Water Usage
 - 3) Sewage Generation Estimates
- R. Parking Plan *site plan*
 - 1) Total Number ^(a)
 - 2) Handicapped Spaces / Symbols
 - 3) Space Dimensions / Striped / Blocks
- S. Improvements Agreement
- T. Improvements Guarantee
- U. Application / Planning Clearance
- V. Review Sheet
- W. Other: _____

Show existing curb cuts to be closed

will require sidewalk along North Ave. & 1/2 street improvements (or funds) for 29 Road.

NUMBER OF REVIEW PACKETS REQUIRED: 5

- Community Development
- City Property Agent *(Revocable Permit)*
- City Attorney
- City Traffic Engineer
- City Utilities Engineer
- Parks & Recreation
- City Development Engineer
- Fire Department
- Police Department
- Building Department
- GJ Drainage District
- Environmental

REQUIRED FOR ALL BUSINESS, COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND INSTITUTIONAL USES UNLESS EXEMPTED BY STAFF

EXPENSES FOR _____

MONTH, YEAR

D A Y	ENCIRCLE BELOW ITEMS CHARGED DIRECTLY TO COMPANY—THEN SUMMARIZE HERE							DAILY TOTALS	
	A Breakfast Tip Included	B Lunch Tip Included	C Travel Tip Included	D Entertainment	E Travel Air, Rail, Boat, Taxi	F Lodging	G Miscellaneous Expense	Charged To Company's Account	Paid Out Or Charged To Personal Account
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3									
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29									
30									
31									
SUB									
TOTAL									

Gary Vandenberg
242-0845

2896 North Ave
Tom Mingus
BG's convenience store

1992 - Kathy Porter

S.P.R. 3 Phases -

Michael Drollinger - 1996

zoning & combining lots -

not returning calls
finally went to Godly

tearing down, up whole new bldg.

still Convenience Store -
3500 \$

TOTAL COLUMNS A through D
LESS 20%

TOTAL EXPENSES

ADVANCES BY COMPANY			Total Expenses	Remarks
DATE	CHECK/TICKET #	AMOUNT		
			Less Charges to Company Accounts	
			Less Advances by Company	1. new submittal
			Due Me	2. or revised old
			Due Company	one -
			Submitted by	Date
			Approved by	Date
				Check #

*M.D. said
revised
site plan -
only*

has already done new drainage plans etc -

subject: IMPACT STATEMENT / PROJECT NARRATIVE
project: BOOKCLIFF GAS & GROCERIES
2896 NORTH AVENUE
GRAND JUNCTION, CO
date: 11 MARCH 1993
owner: TOM MINGUS / 241-7667

IT IS THE INTENT OF THE OWNER TO EXPAND THE EXISTING CONVENIENCE STORE TYPE FACILITY VIA ADDITIONAL GASOLINE SERVICE ISLANDS AND AN ADDITION TO THE EXISTING BUILDING. THE PRESENT SITE HAS SUBSURFACE MILL TAILING CONTAMINATION AS WELL AS PETROLEUM PRODUCTS FROM PAST PIPING LEAKAGE.

IN ORDER TO FACILITATE THE CONTAMINATION WORK WHICH IS SCHEDULED TO BEGIN IN MID-APRIL 1993 BY CN GEOTECH, INC., THE OWNER WISHES TO PHASE CONSTRUCTION AS OUTLINED ON THE SITE PLAN SHEET SUBMITTED HEREWITH. THE WORK AS OUTLINED IS REQUIRED TO ALLOW CONTINUOUS OPERATION OF THE FACILITY DURING THE COURSE OF THE CONSTRUCTION WORK. THE INSTALLATION OF THE NORTH GAS SERVICE ISLANDS AND DEVELOPMENT OF THE SITE NORTH OF THE PRESENT WORK WOULD PRECEDE THE REMOVAL OF CONTAMINATION. LEAVING THE EXISTING STREET ACCESSES AND PROVIDING A NEW/ENLARGED ACCESS TO 29 ROAD IN THE NORTH HALF OF THE PROPERTY WOULD ALLOW MOVEMENT OF THE CONTAMINATION REMOVAL GENERATED TRAFFIC WITHOUT INTERFERING WITH THE FACILITIES CUSTOMERS.

THE OWNER HAS REQUESTED THE ASSESSOR COMBINE THE LOTS AS A SINGLE PARCEL AS AGREED TO BY HIS FINANCING AGENT. HE WILL ALSO EXECUTE THE REVOCABLE PERMIT AS REQUIRED BY THIS REQUEST.

STATEMENT PREPARED BY:

GARY L. VANDERWOOD
VANDERWOOD ASSOCIATES ARCHITECTS
124 NORTH 6TH STREET
GRAND JUNCTION, CO 81502-2046

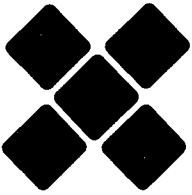
(242-0845)



Gary L. Vanderwood, AIA

32 93

Original
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VANDERWOOD ASSOCIATES ARCHITECTS

16 March 1994

Kathy Portner, Planner
Community Development Dept.
5th & Rood Avenue
Grand Junction, CO 81501

re: Mingus Convenience Outlet
Bookcliff Gas & Groceries
2896 North Avenue
Grand Junction, CO

Kathy

Enclosed is the revised print you requested on this property. We've relocated the street side trees & shown the existing site signage as requested.

Tom Mingus is very anxious to start this work as soon as it is possible. Is it necessary that he wait for the revocable permit process to be completed before he starts or can he begin right away? It is our understanding that you committed to completing the revocable permit process by 6 April 94.

Should you have any questions, please let us know. We'd also appreciate notification of when Tom can have the work started.

Sincerely

Gary L. Vanderwood

GLV:lw

STAFF REVIEW

FILE: #32-93

DATE: March 22, 1993

REQUEST: 3 phase remodel and expansion of convenience store

LOCATION: 2896 North Avenue

APPLICANT: Tom Mingus

EXISTING LAND USE: Convenience Store

PROPOSED LAND USE: Convenience Store

STAFF ANALYSIS:

Landscaping

The landscaping requirement is based on total street frontage. Along North Avenue the requirement is 450 square feet (119.91' x 5 x .75) and along 29 Road the requirement is 710 square feet (189.25' x 5 x .75), for a total landscaping requirement of 1,160 square feet. At least 3 trees are required and 40% of the landscaped area must be in shrubs. A detailed landscaping plan must be submitted indicating the square footage of each landscaped area (within the property lines only) and the location and species to be planted.

Signage

Signage type, size and location should be indicated on the plan.

Issues and Concerns

A revokable permit will be required for any landscaping in the ROW.

Proposed Phase I--The work proposed for Phase I is to accommodate tailings and other contaminant removal. The work proposed is acceptable with the exception that the east driveway cut along North Avenue should be closed at Phase I rather than Phase II.

Proposed Phase II--Funds for half street improvements to 29 Road and sidewalk along North Avenue will be required at Phase II. The sign shown in the ROW along 29 Road must be relocated. We would encourage a monument style free standing sign on the corner. A detailed landscaping plan must be submitted and approved for Phase II.

Proposed Phase III--A detailed landscaping plan must be submitted and approved for Phase III. There may be a conflict with cars backing out of the 3 parking spaces along the north property line and the access to and from 29 Road. The retention area along the west property line has been reduced substantially in Phase III. A new grading and drainage plan/report will be required with that phase of development.

REVIEW COMMENTS

Page 1 of 1

FILE NO. #32-93

TITLE HEADING: Site Plan Review

LOCATION: Convenience Store - 2896 North Avenue

PETITIONER: Tom Mingus

PETITIONER'S ADDRESS/TELEPHONE: 2896 North Avenue
Grand Junction, CO 81501
241-7667

PETITIONER'S REPRESENTATIVE: Gary Vanderwood
242-0845

STAFF REPRESENTATIVE: Kathy Portner

CITY DEVELOPMENT ENGINEER 3/17/93
Gerald Williams 244-1591

1. Funds must be escrowed for 29 Road improvements and sign relocation.
2. A 6' wide attached sidewalk is required along North Avenue as part of Phase II.
3. The east curb cut on North Avenue must be closed as part of Phase I rather than Phase II.
4. The Site Plan must show additional information about features along 29 Road, such as all culverts, ditches and headwalls, edge of pavement, and monument line.
5. See the attached red-lined site plan for other comments.
6. The Grading Plan is incomplete, and some grades are not in conformance (see the attached red-lined plan).
7. Need right-of-way dedication and an Improvements Agreement for sidewalk along North Avenue.
8. The Drainage Report has some minor errors. Please come in to discuss them.

subject: PLANNING REVIEW RESPONSES
FILE NO. 32-93 - DATED 22 MARCH 93

project: BOOKCLIFF GAS & GROCERIES / A CONVENIENCE STORE
2896 NORTH AVENUE
GRAND JUNCTION, CO

owner: TOM MINGUS

date: 30 MARCH 1993

Staff Analysis Document:

LANDSCAPING / SIGNAGE & REVOCABLE PERMIT FOR 29 ROAD ROW:

response: OWNER AGREES WITH THE GENERAL INTENT OF THE
COMMENTS REGARDING REQUIRED AREA & PLANTING TYPES.

- 1) OWNER ANTICIPATES SUBMISSION OF LANDSCAPE
PLAN WITH PLANS FOR PHASE-2 WORK.
- 2) OWNER ANTICIPATES ACQUISITION OF A REVOCABLE
PERMIT FOR 20'-0" STRIP OF UNDEVELOPED R.O.W.
AT 29 ROAD AND WILL IMMEDIATELY APPLY FOR SAME.

THE OWNER FURTHER ANTICIPATES PROGRESSIVE
DEVELOPMENT OF LANDSCAPING WITHIN THIS AREA
STARTING WITH THE WORK OF PHASE-1 AND CON-
CLUDING WITH PHASE-3 DEVELOPMENT OR CITY
DEVELOPMENT OF THE R.O.W., WHICHEVER OCCURS
FIRST. THE OWNER WISHES TO DO THIS WORK TO
IMPROVE THE APPEARANCE OF THE SITE AND REALIZES
THE AREA IS NOT INCLUDED WITHIN THE SITE LAND-
SCAPING REQUIREMENTS OUTLINED IN REVIEW.

THE OWNER ANTICIPATES A FULL MODIFICATION OF
SITE SIGNAGE TO BE COMPLETED WITH THE WORK OF
PHASE-3 AS OUTLINED IN THE SUBMITTAL. THIS
WORK WOULD INCLUDE THE REMOVAL OF THE EXISTING
UNIT WITHIN THE UNDEVELOPED 29 ROAD R.O.W. AT
THIS TIME IT IS ANTICIPATED THE EXISTING UNIT
WILL BE REPLACED WITH A MONUMENT TYPE, FREE
STANDING UNIT INCORPORATED IN THE SOUTH
PROPERTY-LINE LANDSCAPING. PLANS WOULD BE
SUBMITTED WITH THOSE OF THE PHASED WORK FOR
REVIEW AND APPROVAL.

EAST DRIVEWAY CUT ALONG NORTH AVENUE:

response: WHILE THE OWNER HAS A DISTINCT PREFERENCE THAT THIS
DRIVEWAY REMAIN IN PLACE UNTIL THE PHASE-3 WORK, HE
HAS AGREED TO ITS CLOSURE AT THE COMPLETION OF THE
PHASE-1 WORK IF NECESSARY TO MEET CITY REQUIREMENTS.

subject: PLANNING REVIEW RESPONSE
FILE NO. 32-93 / TOM MINGUS

STREET IMPROVEMENT COSTS FOR 29 ROAD WORK & NORTH AVE. SIDEWALK:

response: THE OWNER ANTICIPATES THE ESCROW OF FUNDS FOR THE 29 ROAD WORK (i.e., one-half improvement costs) & THE INSTALLATION OF THE NORTH AVENUE SIDEWALK WITH THE PHASE-2 WORK.

PROPOSED PHASE 2 & 3 WORK:

response: THE OWNER ANTICIPATES SUBMITTAL OF THE REQUIRED PLANS FOR REVIEW AND APPROVAL.

DRAINAGE REPORT & GRADING PLAN:

response: ROLLAND ENGINEERING MET WITH GERALD WILLIAMS LAST WEEK TO RESOLVE THE ISSUES ADDRESSED. IT IS THE OWNERS UNDERSTANDING THAT WITH THE COMPLETION OF THE ENCLOSED DRAWING WHICH INCLUDES SOME NEW AND ADDITIONAL GRADES AT THE NEW DRIVEWAY TO 29 ROAD THE CONCERNS HAVE BEEN MET.

R.O.W. DEDICATION AND IMPROVEMENTS AGREEMENT FOR SIDEWALK ALONG NORTH AVENUE:

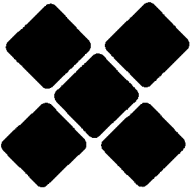
response: WE ARE NOT SURE WHAT THESE ARE FOR. AS PREVIOUSLY STATED, WE ANTICIPATE THE INSTALLATION OF THIS SIDEWALK (FULLY WITHIN PRESENT R.O.W., AND ABUTTING BACK OF EXISTING CURB) TO CORRESPOND WITH THE INSTALLATION OF THE REQUIRED SOUTH PROPERTY LINE (NORTH AVENUE) LANDSCAPING WITH PHASE-2 WORK.

END OF REQUIRED RESPONSES

MATERIAL PREPARED & SUBMITTED BY:

GARY L. VANDERWOOD *Gary*
VANDERWOOD ASSOCIATES ARCHITECTS
124 NORTH 6TH STREET / P.O BOX 2046
GRAND JUNCTION, COLORADO 81502-2046

(242-0845)



VANDERWOOD ASSOCIATES ARCHITECTS

30 March 1993


Kathy Portner
Community Development Dept.
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

re: Review Comments / Convenience Store
2896 North Avenue / File No. 32-93

Kathy

We've enclosed two copies of the Owner's comment on the review. We trust these give you the information you need for the final clearance of the Phase-1 work. Should there be any problems, please let us know as soon as possible.

Sincerely



Gary L. Vanderwood

GLV:lw

STAFF REVIEW

FILE: #32-93

DATE: March 31, 1993

STAFF: Kathy Portner

REQUEST: Revocable Permit for landscaping and sign in North Ave. and
29 Road ROW

LOCATION: 2896 North Ave.

APPLICANT: Tom Mingus

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Commercial

SURROUNDING LAND USE: Commercial

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow placement of landscaping and a sign in the public right-of-way for North Avenue and 29 Road adjacent to the property at 2896 North Avenue.

STAFF ANALYSIS: Tom Mingus, owner of the convenience store on the north-west corner of North Avenue and 29 Road is proposing to landscape his frontage along 29 Road and North Avenue. Some of the proposed landscaping will extend into the adjacent rights-of-way. In addition, the existing free standing sign for the property is now within the ROW since the petitioner deeded the required additional ROW for 29 Road. The owner would like to leave the sign there until such time as 29 Road is widened.

City Charter gives Council authority to allow private use of public right-of-way, provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the right-of-way. The City may revoke the permit and require the landowner to restore the right-of-way to its original condition by giving 30 days written notice.

STAFF RECOMMENDATION: Review and adopt proposed resolution



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

April 12, 1993

Gary L. Vanderwood
Vanderwood Associates Architects
124 N. 6th Street
P.O. Box 2046
Grand Junction, CO 81502-2046

RE: File #32-93 Convenience Store 2896 North Avenue

Dear Gary:

City staff has reviewed the proposal for the 3 phase development of the Bookcliff Gas and Groceries/Convenience store located at 2896 North Avenue. The phases have been approved with the following conditions:

Phase I--The work proposed for Phase I is to accommodate tailings and other contaminant removal. The proposed work is as follows:

1. Construct two new gas service islands north of existing building.
2. Regrade and pave north portion of site providing required drainage retention.
3. Provide landscaping at north and west property lines.
4. Provide north entrance to existing building.
5. Provide parking at north property line.
6. Widen north driveway access to 29 Road.
7. Locate trash and business remote mechanical services in northwest corner of property.

The work proposed is acceptable with the exception that the east driveway cut along North Avenue must be closed at Phase I rather than Phase II and that a revokable permit be applied for during Phase I for the existing sign and any proposed landscaping in the ROW.

If curbing is not provided along 29 Road at Phase I the driveway cut must be defined in some other way. Note 5 on the site plan submitted 4/12/93 must be modified to indicate concrete curb and gutter (the gutter to be a minimum width of 1.5'). The handicap parking spaces must be modified to meet ADA specifications.

Phase II--The proposed work for Phase II is as follows:

1. Construct addition (720 sf) to existing building.
2. Close south driveway/curb cut access to site on 29 Road.
3. Close east driveway/curb cut access to site on North Avenue.
4. Provide landscaping at east and south perimeters (North Avenue & 29 Road).

The work proposed is acceptable with the exception that the east driveway cut along North Avenue must be closed at Phase I rather than Phase II. Funds for half street improvements to 29 Road and sidewalk along North Avenue will also be required at Phase II. A landscaping plan must be submitted and approved prior to the issuance of a Building Permit for Phase II. As stated in the Staff Review, dated March 22, 1993, the landscaping requirement is 450 square feet along North Avenue and 710 square feet along 29 Road. At least 3 trees are required and 40% of the landscaped area must be in shrubs.

Phase III--The proposed work for Phase III is as follows:

1. Construct new building (approx. 2700 sf) near northwest corner of site.
2. Demolish existing building.
3. Demolish existing gas service islands.
4. Construct two new gas service islands complete with new canopy.
5. Rework site paving and drainage to meet site and City requirements.
6. Complete site landscaping.

The work proposed is acceptable. In addition, a detailed landscaping plan and grading and drainage plan must be submitted and approved prior to issuance of a Building Permit. The existing free standing sign in the ROW would also be removed and relocated at Phase III (or sooner if indicated in the Revokable Permit). A monument style free standing sign is encouraged.

With this approval a Planning Clearance for Phase I will be issued. Separate Planning Clearances will need to be issued for each subsequent phase with a review for conformance to the requirements of this approval and any additional regulations applicable at the time of development. Thank you for your cooperation through this process.

Sincerely,



Katherine M. Portner
Planning Supervisor

EXISTING BUILDING

FUEL ISLAND

planting area / 12.9' x 53' = 684 SF

planting area / 4' x 84' = 336 SF

PERMIT AREA

flowers

shrubs

flowers

flowers

flowers

flowers

EXISTING SIGNAGE

NORTH AVENUE

