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File 1993-0067

Name: Texaco Mini-Mart - 495 Pitkin 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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		*Review Sheet Summary
X	X	*Application form
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		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
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		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
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		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
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		*Planning Commission staff report and exhibits
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DOCUMENT DESCRIPTION:

X	X	Colorado Dept. of Transportation State Hwy Access Permit # 393057 and # 393058			
X	X	Drainage Study - 5/93			
X		Facility Appearance Standards			
X		E-mails			
X	X	Planning Clearance - 7/9/93 - **			
X		Alpine Bank Sidewalk Escrow Check			
X	X	Certificate of Occupancy - Permit # 45744 - 10/21/93			
X	X	City Council Minutes - 11/17/93 - **			
X	X	Resolution No. 80-93 - **			

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT**

SH No/MP/Side: 70B/5.66/R
Local Jurisdiction: City of Grand Jct.
Dist/Section/Patrol: 3211
DOT Permit No.: 393058
Permit Fee: \$100.00
Date of Transmittal: 4-22-93

THE PERMITTEE;

Rocky Mt. C. Stores Inc.
Box 85
Parachute, CO 81635

is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

LOCATION:

On the south side of State Highway 70B, a distance of 3485 feet east from Mile Post 5; 459 Pitkin Avenue.

ACCESS TO PROVIDE SERVICE TO:

Texaco Convenience Store (1198 sf).

OTHER TERMS AND CONDITIONS:

See Attached Sheet.

#67 93

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MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

By (X) Not Required Date _____ Title _____

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. **The permittee shall notify** Weldon Allen

with the Colorado Department of Transportation in _____ **at** 248-7375 or 248-7360, **at least 48 hours prior to commencing construction within the State Highway right-of-way.**

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X) Rocky C- Stores Inc. Date 5/3/93

[Signature] Craig Dean

This permit is not valid until signed by a duly authorized representative of the Department.

DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

By (X) _____ Date _____ Title _____
(Date of issue)

COPY DISTRIBUTION:

Required;
1. District (Original)
2. Applicant
3. Staff ROW

Make copies as necessary for;
Local Authority
MTCE Patrol

Inspector
Traffic Engineer

PERMIT NO. 393058

- 1 Local ordinance requires a construction permit from City of Grand Junction.
- 2 This driveway is limited to right turns only. Left turns are not approved.
- 3 Driveway shall be constructed 35 feet wide with 20 foot radii. Surfacing for driveway approach is required as follows: 12" of class 1 gravel in 2, 6" lifts; 6" of class 6 gravel in 1, 6" lifts.
- 4 Also 4" of HBP in 2, 2" lifts of grade E, EX, or equivalent. The asphalt cement in the HBP shall be AC 10.
- 5 No drainage from this site shall enter onto the surface of the highway. All existing drainage structures shall be extended to accommodate all new construction and safety standards.
- 6 The new curb and gutter shall be Standard Type 2 (Sec. II B).
- 7 Construct a 6 feet wide 6" thick concrete sidewalk abutting or behind the curb. Construct handicap ramps at intersections of sidewalk and curbs.
- 8 Contractor shall follow the applicable construction specifications set for by the Department of Transportation in the latest manual Standard Specifications for Road and Bridge Construction. The property owner is responsible for any utilities disrupted by the construction of this driveway and all expenses incurred for repair. Any damage to any existing highway facilities shall be repaired prior to continuing other work. Compaction of sub-grade, embankments and backfill shall comply with Section 203 of the Department of Transportation Standard Specifications. The first 20 feet beyond the closest highway lane, including speed change lanes, shall slope down and away from the highway at a 2% grade to ensure proper drainage control. All excavations on utility lines, culverts, other trenches or tunnels shall meet the requirements of Colorado Department of Transportation, OSHA, Colorado Industrial Commission and the Colorado Division of Mines, whichever applies. The area around the new work shall be well graded to drain, top soiled, fertilized, mulched and reseeded.
- 9 Compaction of Hot Bituminous Pavement (HBP) shall comply with Section 401.17 of the Department of Transportation Standard Specifications. If frost is present in the sub-grade, no surfacing material shall be placed until all frost is gone or removed. Saw or score asphalt to assure a straight edge for patching.
- 10 Work shall BEGIN AFTER 8:30 A.M. and all equipment shall be off the roadway BEFORE 3:30 P.M. each day.

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**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT**

H No/MP/Side: 50A/32.01/R
Local Jurisdiction: City of Grand Junction
Dist/Section/Patrol: 3202
DOT Permit No.: 393057
Permit Fee: \$100.00
Date of Transmittal: 4-22-93

THE PERMITTEE;

Rocky Mt. C. Stores Inc.
Box 85
Parachute, CO 81635

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LOCATION:

On the west side of State Highway 50A, a distance of 50 feet south from Mile Post 32; 459 Pitkin Avenue, Grand Junction.

ACCESS TO PROVIDE SERVICE TO:

Texaco Convenience Store (1198 sf).

OTHER TERMS AND CONDITIONS:

See Attached Sheet.

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Required only when the appropriate local authority retains issuing authority.

By (X) Not Required Date _____ Title _____

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The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X) Rocky C. Stone's Date 5/3/93

[Signature] Gregory Dewar

This permit is not valid until signed by a duly authorized representative of the Department.
DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

By (X) _____ Date _____ Title _____
(Date of issue)

COPY DISTRIBUTION:

Required:
1. District (Original)
2. Applicant
3. Staff ROW

Make copies as necessary for:
Local Authority
MTCE Patrol
Inspector
Traffic Engineer

Previous Editions are Obsolete and will not be used

- 1 Local ordinance requires a construction permit from City of Grand Junction.
- 2 This driveway is limited to right turns only. Left turns are not approved.
- 3 Driveway shall be constructed 35 feet wide with 20 foot radii. Surfacing for driveway approach is required as follows: 12" of class 1 gravel in 2, 6" lifts; 6" of class 6 gravel in 1, 6" lifts.
- 4 Also 4" of HBP in 2, 2" lifts of grade E, EX, or equivalent. The asphalt cement in the HBP shall be AC 10.
- 5 No drainage from this site shall enter onto the surface of the highway. All existing drainage structures shall be extended to accommodate all new construction and safety standards.
- 6 The new curb and gutter shall be Standard Type 2 (Sec. II B).
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- 10 Work shall BEGIN AFTER 8:30 A.M. and all equipment shall be off the roadway BEFORE 3:30 P.M. each day.

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DRAINAGE STUDY
Prepared For

Mr. Gary Dean
P.O. Box 85
Parachute, Colorado 81635

May 1993

LOCATION: 495 Pitkin Avenue, Grand Junction, Colorado

EXISTING CONDITIONS:

The property consists of 0.285 acres with remnants of a convenience store. The existing ground cover is mostly rubble and patches of concrete. Existing runoff primarily sheet flows to the east and north. The undeveloped property is considered one basin with an average slope of 0.6% and a maximum reach of approximately 70'. The drainage of the lot is sheet flow.

Undeveloped conditions:

2 year runoff 0.091 cfs
100 year runoff 0.342 cfs

DEVELOPED CONDITIONS:

The site improvements will consist of a small convenience store, landscaping, concrete parking, and concrete driveways. The hydrology calculations are based on one storm event for the entire lot. Within the lot basin, three sub-basins were derived. Sub-basin I is direct runoff and sub-basins II and III are detained. The storm intensity for the developed basin was used to calculate the runoff and detention volumes for the individual sub-basins. Runoff discharge is controlled by two rectangular notch weirs. One flows east on to Fifth Street and the other discharges north on to Pitkin Avenue.

Developed Conditions:

DESCRIPTION	DETENTION	DISCHARGE	
		2 Year	100 Year
Basin I (Direct Runoff)	0	0.013 cfs	0.039 cfs
Basin II	236 cf	0.044 cfs	0.170 cfs
Basin III	402 cf	0.034 cfs	0.133 cfs

WESTERN ENGINEERS, INC.

767 93

Prepared By:

Reviewed By:

L.R. Gebhart
Staff Engineer

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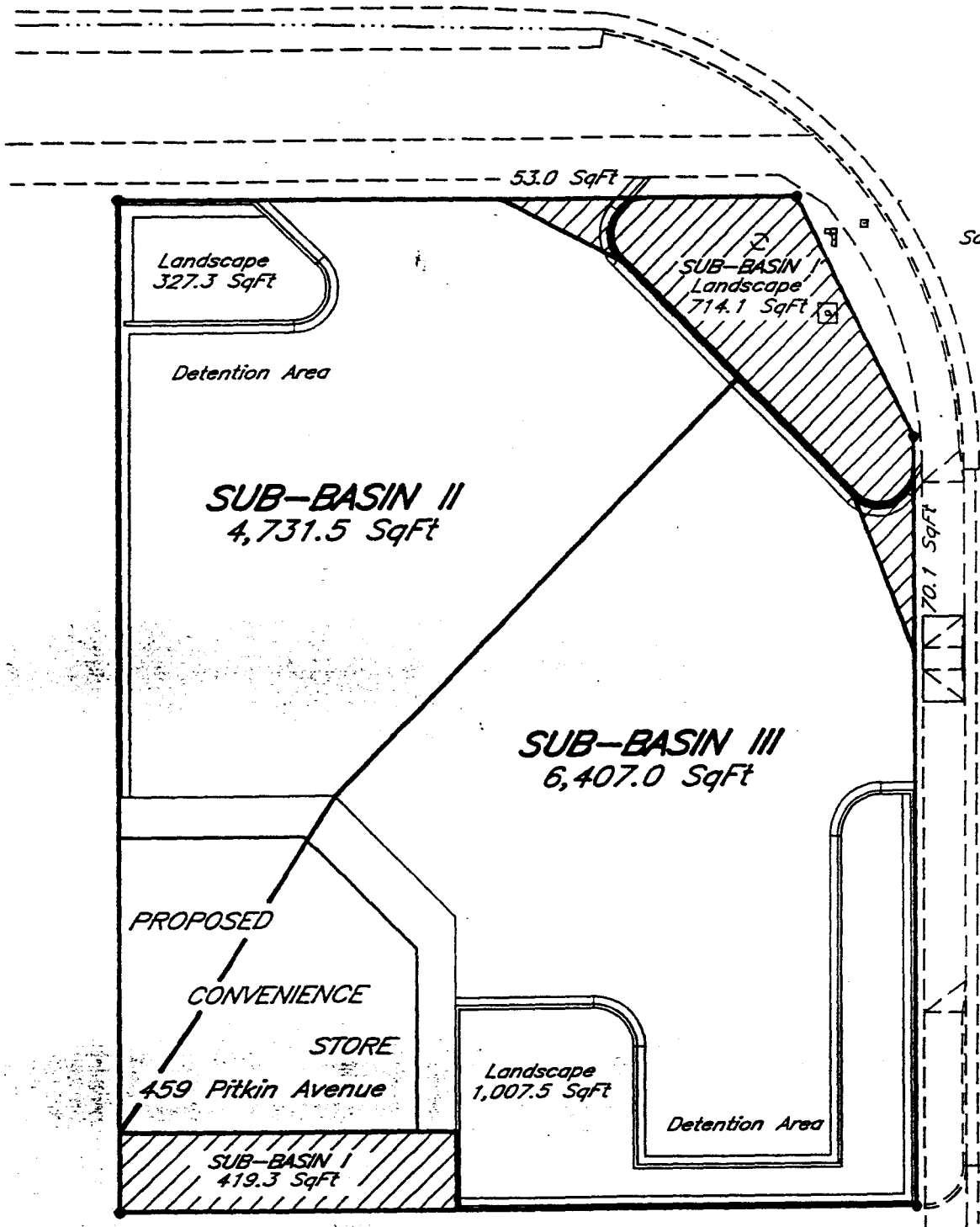
Bruce D. Marvin, P.E.
President

WEI 3404

PITKIN AVENUE



Scale: 1"=20'



FIFTH STREET

ALLEY



SUB-BASIN I
(Direct Runoff)

#67 93

DRAINAGE BASIN PLAN

Texaco Mini-mart
459 Pitkin Avenue
Grand Junction, Colorado

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Mini Mart
 5th & Pitkin
 Hydrology

SHEET one of 7
 5/10/93
 WEI 3404
 LEE

UNDEVELOPED STORM RUNOFF

SES Soils Map \Rightarrow Billings Silty Clay Loam, Classification "C"

2yr, $C = 0.25$ 100yr, $C = 0.35$

AREA = 12,424 sqft (0.285 Ac)

Avg. Slope \sim 0.006

2 YEAR RUNOFF

$$\text{sheet flow } T_c = \frac{1.8(1.1 - 0.25)(70)^{1/2}}{(0.6)^{0.33}} = 15 \text{ min} \Rightarrow 1.28 \frac{\text{in}}{\text{hr}}$$

$$Q_{2\text{yr}} = (0.25)(1.28 \text{ in/hr})(0.285) = 0.091 \text{ cfs}$$

100 YEAR RUNOFF

$$\text{sheet flow } T_c = \frac{1.8(1.1 - 0.35)(70)^{1/2}}{(0.6)^{0.33}} = 13 \text{ min} \Rightarrow C = 3.43 \frac{\text{in}}{\text{hr}}$$

$$Q_{100\text{yr}} = (0.35)(3.43)(0.285) = 0.342 \text{ cfs}$$

DEVELOPED CONDITIONS

Runoff Coefficient

DESC.	AREA	2 YEAR Coeff.	100 YR Coeff.	FACTOR	WT 2 YR	WT 100 YR
LANDSCAPE	2,049	0.25	0.35	0.165	0.0412	0.058
Conc./Bldg	10,375	0.90	0.95	0.835	0.752	0.793
	12,424 sqft			1.000	0.793	0.851
	0.285 Ac					

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Mini Mart
5th & Pitkin

Sheet 2 of 7
5/10/93
WEI 3404

Developed Conditions continued.

Assume one basin - storm intensity will be the same for sub-basins.

2 YEAR

$$T_{d0} = \frac{1.8(1.1 - 0.793)(70)^{1/2}}{(0.6)^{0.33}} = 5 \text{ min}$$

$$Q_0 = (0.67)(0.091) = 0.061 \text{ cfs}$$

$$T_{d2yr} = \left[\frac{(633.4)(C_d)(A)}{Q_0 - \frac{(Q_0)^2(T_d)}{81.2 C_d A}} \right]^{1/2} - 15.6 = \left[\frac{113.15}{0.061} \right]^{1/2} - 15.6 = 48.9 - 15.6 = 33.3 \text{ min}$$

$$I_{d2yr} = \frac{40.6}{48.9} = 0.83 \text{ } 1''/\text{hr}$$

$$Q_{d2yr} = (0.793)(0.285)(0.83) = 0.188 \text{ cfs}$$

$$K = T_{d0}/T_{d2yr} = 15/5 = 3.$$

Exercise in one basin.

$$V = 66 \left[(0.188)(33.3) - (0.061)(33.3) - (0.061)(5) + \frac{(0.061)(5)(3)}{2} + \frac{(0.061)^2(5)}{2(0.188)} \right]$$

$$66(6.26 - 2.03 - 0.31 + 0.46 + 0.05) = 66(4.43) = 292 \text{ cf}$$

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100 YEAR

$$T_{d0} = \frac{1.8(1.1 - 0.851)(70)^{1/2}}{(0.60)^{0.33}} < 5 \text{ min}$$

$$Q_0 = (0.67)(0.34) = 0.228$$

$$T_{d100yr} = \left[\frac{(12925)(0.851)(0.285)}{0.228 - \frac{(0.228)^2(5)}{(234)(0.851)(0.228)}} \right]^{1/2} - 25 = 56.3 - 25 = 31.3 \text{ min}$$

$$I_d = \frac{106.5}{31.3 + 17.2} = 2.20 \text{ } 1''/\text{hr}$$

$$Q_{d100yr} = (0.851)(2.20)(0.285) = 0.534 \text{ cfs}$$

$$K = 13/5 = 2.6$$

Exercise in one basin.

$$V = 66 \left[(0.534)(31.3) - (0.228)(31.3) - (0.228)(5) + \frac{(0.228)(5)(2.6)}{2} + \frac{(0.228)^2(5)}{2(0.534)} \right]$$

$$66(16.71 - 7.14 - 1.14 + 1.48 + 0.24) = 66(10.16) = 670.8 \text{ cf}$$

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Sub Basin Division - storm intensity remains same for entire lot.

SUB-BASIN I (Direct Runoff)

DESC.	AREA	COEFF 2YR	COEFF 100YR	FACTOR	WT 2YR	WT 100YR
Landscape	714.1	0.25	0.35	0.568	0.142	0.199
Concrete	<u>542.4</u>	0.90	0.95	<u>0.432</u>	<u>0.389</u>	<u>0.410</u>
	1,256.5 (0.029 Ac)			1.000	0.531	0.609

$$Q_{2YR} = (0.531)(0.83)(0.029) = 0.0128 \text{ cfs}$$

$$Q_{100YR} = (0.609)(2.20)(0.029) = 0.0389 \text{ cfs}$$

SUB-BASIN II (to be detained)

DESC.	AREA	COEFF 2YR	COEFF 100YR	FACTOR	WT 2YR	WT 100YR
Landscape	327.3	0.25	0.35	0.069	0.017	0.024
Conc/1349	<u>4,404.2</u>	0.90	0.95	<u>0.931</u>	<u>0.838</u>	<u>0.884</u>
	4,731.5 sqft (0.109 Ac)			1.000	0.855	0.908

$$Q_{2YR} = (0.855)(0.83)(0.109) = 0.077 \text{ cfs}$$

$$Q_{100YR} = (0.908)(2.20)(0.109) = 0.218 \text{ cfs}$$

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SUB-BASIN III (to be detained)

DESC.	AREA	COEFF 2YR	COEFF 100YR	FACTOR	WT 2YR	WT 100YR
Landscape	1,007.5	0.25	0.35	0.157	0.039	0.055
Conc/1349	<u>5,399.5</u>	0.90	0.95	<u>0.843</u>	<u>0.759</u>	<u>0.801</u>
	6,407.0 (0.147 Ac)			1.000	0.798	0.856

$$Q_{2YR} = (0.798)(0.83)(0.147) = 0.097 \text{ cfs}$$

$$Q_{100YR} = (0.856)(2.20)(0.147) = 0.277 \text{ cfs}$$

Check:

$$\text{SUB BASIN I} + \text{SUB BASIN II} + \text{SUB BASIN III} = \text{BASIN}$$

$$2\text{YR} \quad 0.013 \text{ cfs} + 0.077 \text{ cfs} + 0.097 \text{ cfs} = 0.187 \text{ cfs} \approx 0.188 \text{ cfs}$$

$$100\text{YR} \quad 0.039 \text{ cfs} + 0.218 \text{ cfs} + 0.277 \text{ cfs} = 0.534 \text{ cfs} = 0.534 \text{ cfs}$$

ALLOWABLE RATE OF DISCHARGE

Undeveloped - Subbasin I (Direct runoff) = Allowable

$$2\text{YR} \quad (0.091) - (0.013) = 0.078 \text{ cfs} \quad \begin{matrix} \text{For} \\ \text{Subbasin} \end{matrix}$$

$$100\text{YR} \quad (0.342) - (0.039) = 0.303 \text{ cfs} \quad \begin{matrix} \text{II \& III} \\ \text{Subbasin} \\ \text{II, III} \end{matrix}$$

$$Q_{A 2\text{YR}} = 0.078 (0.62) = 0.052 \text{ cfs} \Rightarrow 0.029, 0.023 \text{ cfs}$$

$$Q_{A 100\text{YR}} = 0.303 (0.67) = 0.203 \text{ cfs} \Rightarrow 0.114, 0.089 \text{ cfs}$$

56% to Subbasin II

SUB BASIN II

100YR.

$$Q_0 = 0.114 \text{ cfs} \quad Q_d = 0.218 \quad K = 2.6 \quad T_{cd} = 5 \text{ min} \quad T_{d2} = 31.3 \text{ min}$$

$$V = 66 \left[(0.218)(31.3) - (0.114)(31.3) - (0.114)(5) + \frac{(2.6)(5)(0.114)}{2} + \frac{(0.114)^2 5}{2(0.218)} \right]$$

$$= 66 (6.82 - 3.57 - 0.57 + 0.74 + 0.15) = 66 (3.58) = \underline{236 \text{ cf}}$$

2YR.

$$Q_0 = 0.029 \quad Q_d = 0.077 \text{ cfs} \quad K = 3 \quad T_{cd} = 5 \text{ min} \quad T_{d2} = 33.3$$

$$V = 66 \left[(0.077)(33.3) - (0.029)(33.3) - (0.029)(5) + \frac{(3)(5)(0.029)}{2} + \frac{(0.029)^2 5}{2(0.077)} \right]$$

$$= 66 (2.56 - 0.97 - 0.15 + 0.22 + 0.03) = 66 (1.70) = \underline{112 \text{ cf}}$$

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SUB BASIN TC - Volumes.

Elev.	AREA	Increment	Total
76.10	0.0 sqft	0.0 cf	0.0 cf.
76.30	161.5	10.77	10.8 cf
76.40	418.9	28.02	38.8 cf
76.50	842.5	61.85	100.6 cf
76.60	1,454.6	113.47	214.1 cf
76.70	2,453.3	193.23	407.3 cf.

USE

2 YR 112 cf; Elev 76.52 = 119 cuft.

100 YR 236 cf; Elev 76.62 = 245 cuft

2 YR Release

$$L = \frac{Q}{CH}^{1.5} = \frac{0.044}{3(0.47)}^{1.5} = 0.046' \sim 9/16''$$

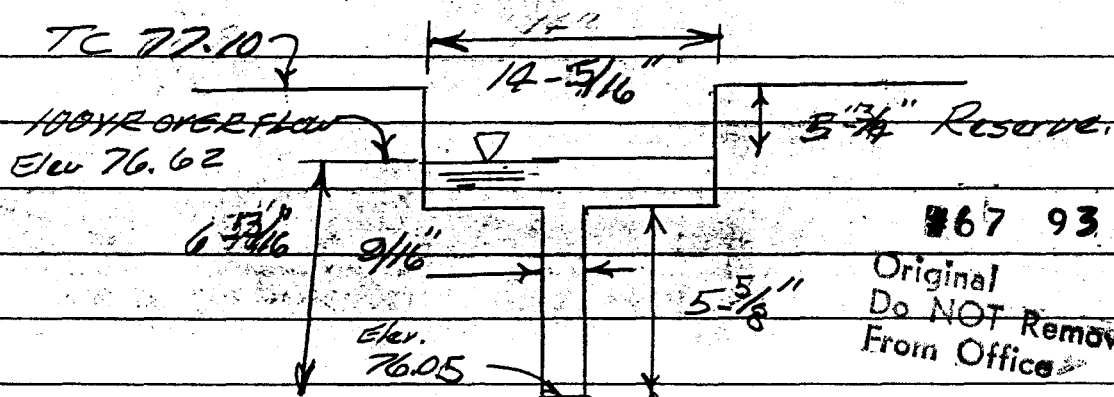
100 YR Release

Small notch $Q = (3)(0.0469)(0.59)^{1.5} = 0.061$ cfs

Large notch $Q = 0.170 - 0.061 = 0.109$

$$L = \frac{0.109}{3(0.1)}^{1.5} = 1.15 \sim 13 \frac{3}{4}''$$

Total width $13 \frac{3}{4}'' + 9/16'' = 14 \frac{5}{16}''$



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SUB BASIN III

100 YR $Q_0 = 0.089$ $Q_d = 0.277$ cfs $T_{cd} = 5$ min $T_d = 31.3$ min $K = 2.6$
 $V = 66 \left[(0.277)(31.3) - (0.089)(31.3) - (0.089)(5) + \frac{(5)(2.6)(0.089)}{2} + \frac{(0.089)^2 5}{2(0.277)} \right]$
 $66(867 - 2.79 - 0.46 + 0.58 + 0.07) = 66(6.09) = 402$ cf.

2 YEAR $Q_0 = 0.023$ $Q_d = 0.097$ cfs $T_{cd} = 5$ min $T_d = 33.3$ min $K = 3$
 $V = 66 \left[(0.097)(33.3) - (0.023)(33.3) - (0.023)(5) + \frac{(5)(3)(0.023)}{2} + \frac{(0.023)^2 5}{2(0.097)} \right]$
 $= 66(3.23 - 0.77 - 0.11 + 0.17 + 0.01) = 66(2.54) = 167$ cf.

SUB BASIN III - Volume

Elev	AREA	Volume Increment	Total
76.10	0.0 sqft	0.0	0.0
76.30	194.8	12.99	13.0
76.40	849.5	48.37	61.4
76.50	1575.1	119.38	180.7
76.60	2145.4	185.29	366.0
76.70	3099.9 sqft	260.81	626.8

2 YR \Rightarrow Elev 76.49 = 166 cf.
 100 YR \Rightarrow Elev 76.62 = 411 cf.

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2 YR Release $Q = 0.44(0.078) = 0.034$ cfs

$L = \frac{0.034}{3(43)^{1.5}} = 0.040' \sim$ use $1/2''$

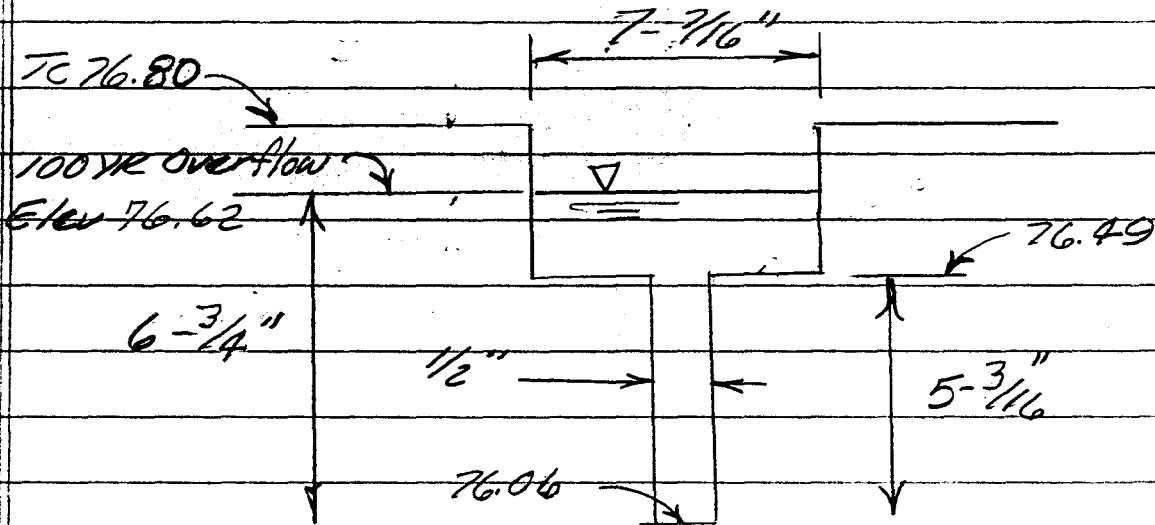
100 YR Release

Small notch $Q = 3(0.0417)(0.56)^{1.5} = 0.052$

Large notch $Q = 0.133 - 0.052 = 0.081$ cfs

$L = \frac{0.081}{3(0.13)^{1.5}} = 0.576 \sim 6 - 15/16''$

Total large width $7 - 7/16''$



DRAINAGE CATCH

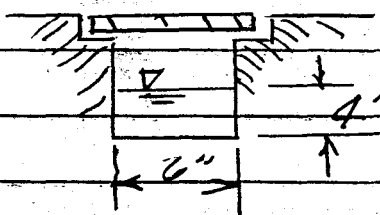
$S = 0.005$ $R = \frac{A_p}{A} = \frac{0.1667}{1.1667} = 0.143$

$Q = A \left(\frac{1.48}{0.013} \right) (R)^{2/3} (5)^{1/2}$

$= (0.167)(113.8)(0.273)(0.0707) =$

$= 0.37$ cfs > Basin I & II, 0.17, 0.133

Use for both sub basins.



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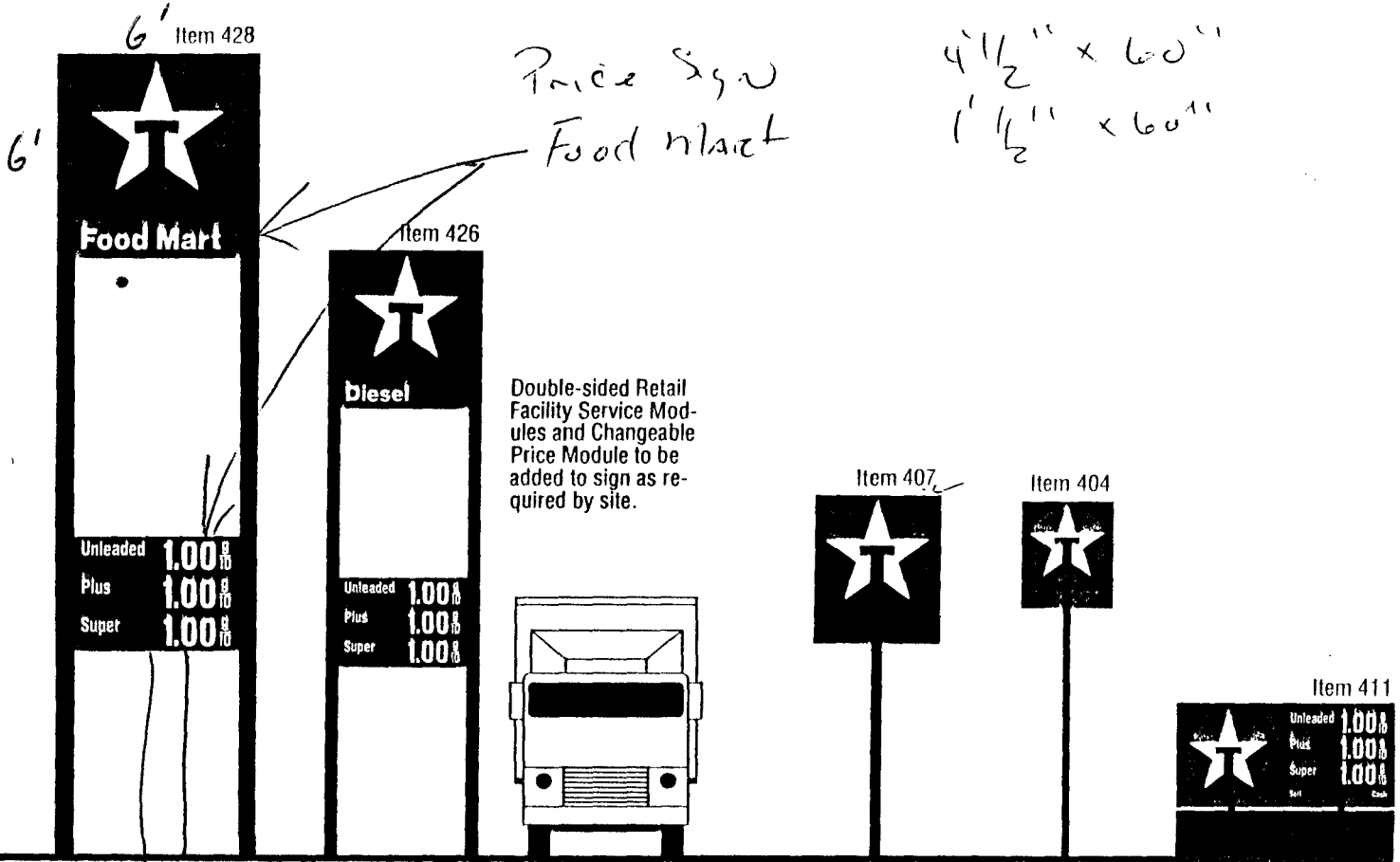
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- Service Center**
- Car Wash**
- Food Mart**
- Diesel**

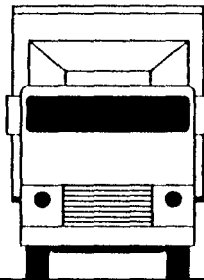
When using more than one Retail Facility Service Module on a curbside sign, retain their priorities as shown (left). For example, do not install a Food Mart module above a Car Wash module; do not install an Auto Diesel module above a Service Center module, and so forth.



When using the price module (MB) on the twin pole system for the 8' and 6' primary sign, you can as an option, install an MB-4 module and or a G module. If both modules are installed with the MB module, they will go in this order from top down; MB, MB-4 & G.



Double-sided Retail Facility Service Modules and Changeable Price Module to be added to sign as required by site.



8' x 8' Primary Identifier
Overall ht: 30-40'
Maximum of three service modules (plus a price sign MB and one MB-4 or G sign) permitted.

6' x 6' Primary Identifier
Overall ht: 20-30'
Only one service module (plus a price sign MB and one MB-4 or G sign) permitted.

6' x 7' Primary Identifier
Overall ht: 18'

5' Primary Identifier
Overall ht: 18'

5' x 11' Primary Identifier Monument Type
Overall ht: 8'

#67 93

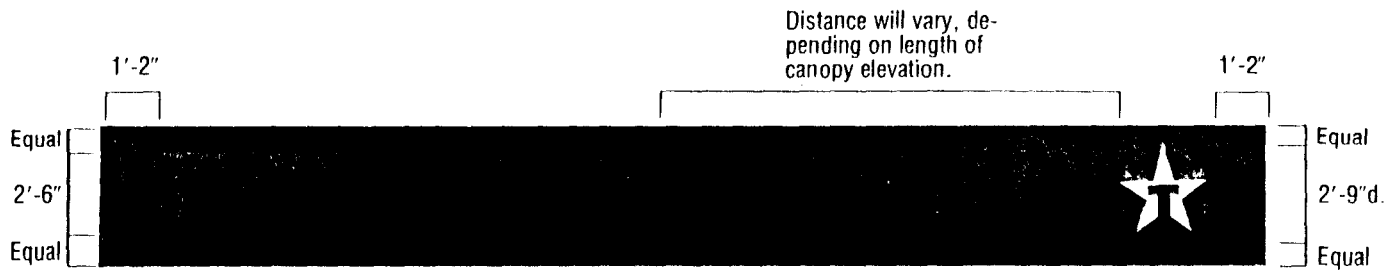
Family of Signs

A variety of primary identification signs have been designed to meet different signing and site criteria. Always use the most prominent sign that conditions permit.

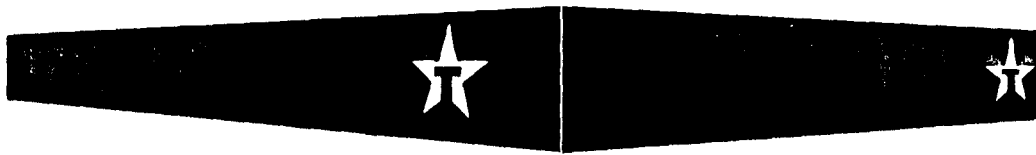
Original
DO NOT REMOVE
From Office

All signs: Color of sign face retainers, frames, and support columns is Texaco Black except service modules which are Texaco Dark Dove Gray.

Configuration No. 2



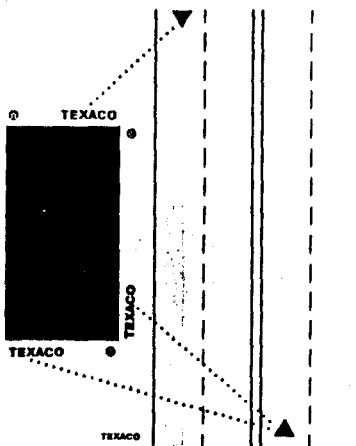
TEXACO logo on 3 sides of canopy



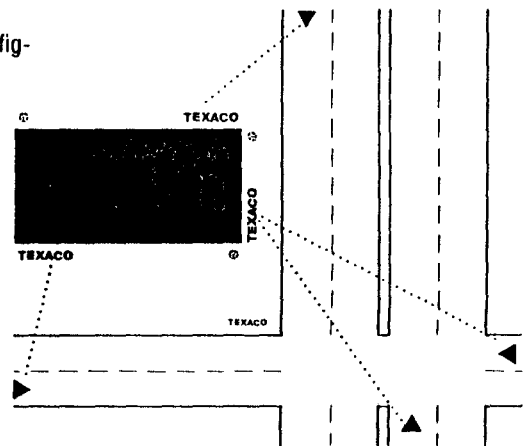
Preferred

Alternate

When canopy is placed parallel to the main traffic flow, use configuration no. 2 as shown at right.



When traffic flow dictates, use configuration no. 2 as shown at right.



67 93

Logotype and Symbol Placement

Original
Do NOT Remove
From Office

Note: Only one Star Symbol (not including the Primary Identifier) is to be visible from any one direct vantage point.

Place Star only on canopy. Do not place Star on new facility buildings.

Supersedes N/A
Effective Date 12/01/90

REVIEW COMMENTS

Page 1 of 2

FILE NO. #67-93

TITLE HEADING: Site Plan Review - Texaco Mini Mart

LOCATION: 459 Pitkin Avenue

PETITIONER: Gary Dean

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 85
Parachute, CO 81635
285-7656

PETITIONER'S REPRESENTATIVE: Western Engineers

STAFF REPRESENTATIVE: David Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., JUNE 9, 1993.

GRAND JUNCTION FIRE DEPARTMENT
Ken Johnson

5/21/93
244-1400

The dumpster may not be stored within 5 feet of combustible walls, openings, or combustible roof eaves. Building plans must be reviewed by the Fire Department prior to the issuance of a building permit.

CITY DEVELOPMENT ENGINEER
Gerald Williams

5/20/93
244-1591

See red-lined plans - comments which are based upon a site visit by Don Newton, Larry Gephart and myself on 5/20/93.

CITY UTILITIES ENGINEER
Bill Cheney

5/24/93
244-1590

Sewer and water tap fees paid by previous occupant. No additional fees due.

No other comment.

COMMUNITY DEVELOPMENT DEPARTMENT
David Thornton

5/26/93
244-1447

See attached comments.

STAFF REVIEW

FILE: #67-93 Texaco Mini-Mart, 459 Pitkin Avenue

DATE: June 1, 1993

STAFF: David Thornton

REVIEW COMMENTS

1. The Improvements Agreement and Guarantee shall include all improvements constructed in the R.O.W. The Improvements Agreement will be recorded prior to issuance of a building permit and all recording costs are paid by the developer. The Improvements Guarantee can be in the form of a cash escrow or letter of credit as spelled out in the Improvements Agreement and is required prior to issuance of a planning clearance for building permit.

2. The asphalt area in the R.O.W that will be removed as part of this development and is not part of the driveway needs to be landscaped. As discussed with Gary Dean on May 27th, grass is an acceptable landscaping for that area.

3. What will be stored in the storage area.

4. The concrete sign base that is not being used needs to be removed.

5. The square footage of signs is still needed to complete our review of the signage. A separate sign permit is required for any proposed signage and must be pulled by a licensed sign contractor.


6. Landscaping required for this development is being met by the 2177 sq ft proposed. The number of trees and the amount of shrub area meets the code requirement. The landscaping plan is approved as submitted with the addition of grass being planted in the R.O.W. area currently labeled as "Existing Asphalt".

7. \$22.50 per linear foot for future alley improvements is required as part of this development. This cost will need to be escrowed with the City prior to issuance of a planning clearance.

8. Written response to all review comments is required prior to issuance of planning clearance for a building permit.

9. Please update the Improvements Agreement for staff review and approval and include along with the landscaping, all improvements constructed within the right-of-way.

MEMORANDUM

TO: Mark Achen
FROM: Dave Thornton 
RE: Request your signature on Texaco Mini-mart Improvements Agreement
DATE: July 8, 1993

Rocky Mountain C-Stores Inc., developer of a new Texaco Mini-mart to be built at 459 Pitkin has requested site plan approval for a planning clearance/building permit from Staff. As part of the approval they are required to construct certain improvements off site prior to issuance of a Certificate of Occupancy. An improvements Agreement and Guarantee is required.

Attached is a signed copy of the improvements agreement. The petitioner will guarantee the improvements by providing a cash escrow to the City of Grand Junction for the entire agreed upon amount of \$8,400.00.

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 45744

DATE 10 21 93

PERMISSION IS HEREBY GRANTED TO Hoey Const TO OCCUPY THE

BUILDING SITUATED AT 459 Pitkin

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER _____

FOR THE FOLLOWING PURPOSE: new store

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR *Bele*

City Planning *[Signature]*

11-2-93

STAFF REVIEW

FILE: 67-93

DATE: November 17, 1993

STAFF: Dave Thornton

REQUEST: Revocable Permit for Landscaping in Right-of-Way

LOCATION: 459 Pitkin Avenue

APPLICANT: Rocky Mountain C-Stores, Inc - Gary Dean

EXISTING LAND USE: Gas Station/Convenience Store

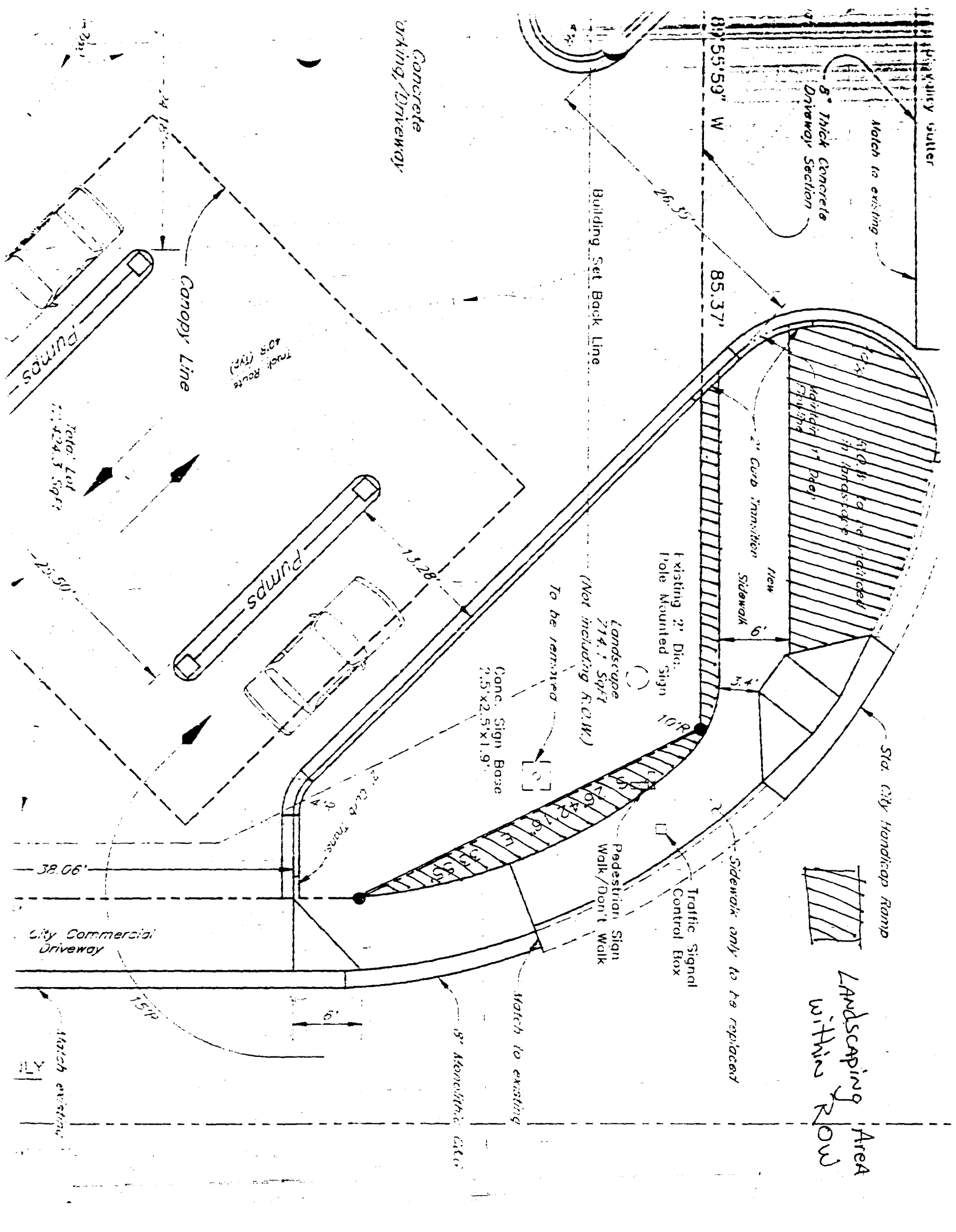
SURROUNDING LAND USE: Commercial

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow placement of landscaping in the public right-of-way for Pitkin Avenue and 5th Street adjacent to the property at 459 Pitkin Avenue.

STAFF ANALYSIS: Rocky Mountain C-Stores recently received site plan approval to use the property at 459 Pitkin as a Texaco Mini-mart. The petitioner has requested to use a portion of the Pitkin Avenue and 5th Street rights-of-way for landscaping. It is unlikely that this portion of either right-of-way will be needed for roadway improvements in the near future.

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



Quality gutter

Match to existing

8" Thick Concrete Driveway Section

81' 5.59" W

85.37'

Building Set Back Line

Concrete Working Driveway

Canopy Line

Truck Route 40'S (TYP)

Pumps

Total Lot 20,424.5 Sqft

Pumps

15.28'

Conc. Sign Base 2.5' x 2.5' x 1.9'

To be removed (Not including R.C.W.)

Existing 2' Dia. Pole Mounted Sign

New

2' Curb Transition Sidewalk

Sta. City Handicap Ramp



Landscaping Area within ROW

Sidewalk only to be replaced

Traffic Signal Control Box

Pedestrian Sign Walk/Don't Walk

Match to existing

8' Monolithic Curb

City Commercial Driveway

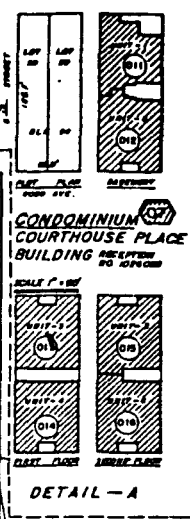
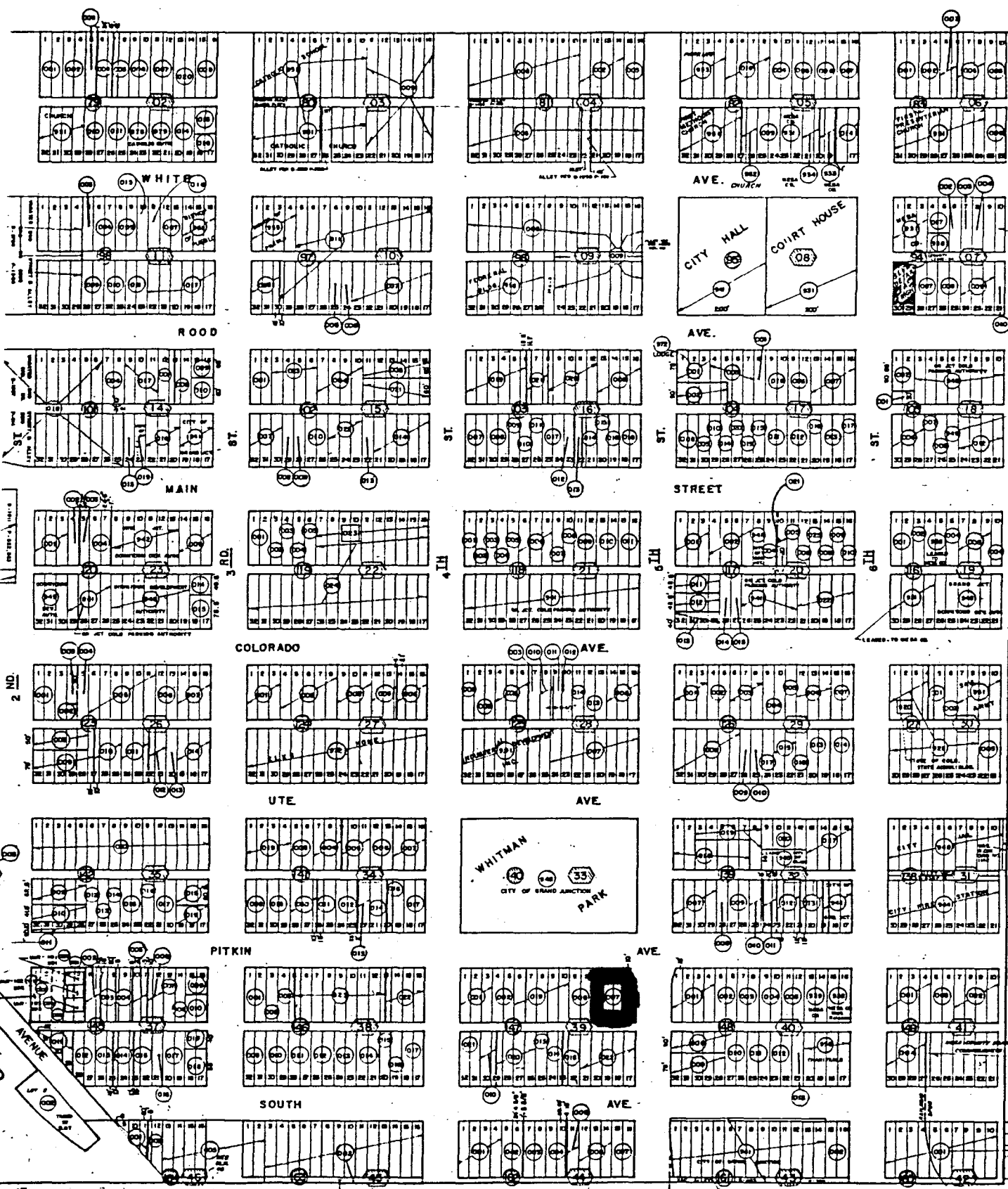
Match existing

38.06'

15.10'

15.10'

Adj. T.S. R.I.W.
2945142



Adj. T.S. R.I.W.
2945144

Adj. T.S. R.I.W.
2945232

T.S. R.I.W. SEC. 14 SW-1/4
2945143

Texaco Mini-mart at 459 Pitkin is requesting a revokable permit for their landscaping in the ROW. Their landscaping was approved recently as part of their site plan review approval. All landscaping has been installed with just a small portion actually in the ROW. Since this has been reviewed already we don't anticipate any additional comments. They need formal action by City Council for the Revokable Permit.

TYPE LEGAL DESCRIPTION (S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

TIM W.
IS putting Together Legal
Description