





**FEATHER PETROLEUM COMPANY  
STOP 'n SAVE FOOD STORES**

2492 Industrial Blvd. Grand Junction, Colorado 81505  
303/242-5205 Fax 303/245-8093

Larry V. Feather  
President



August 3, 1993

96 93  
Original  
Do NOT Remove  
From Office


**TO:** Grand Junction Community Planning Department  
**FROM:** Feather Petroleum Company

**PROJECT NARRATIVE**

*Feather Petroleum Company is proposing to build a one bay car wash. The service provided will be a state-of-the-art touch-free car wash, to be used by the locals, as well as tourist and business people. The location is 723 Horizon Drive, Grand Junction, Colorado. The car wash is to be built directly behind the existing Stop 'N Save Convenience Store. The property is owned by Feather, Medsker, Smith and is leased by Feather Petroleum Company.*

*The operating hours of the car wash will be 6:00 a.m. to 10:00 p.m. seven days per week. The car wash will utilize the same street access as the convenience store. We estimate the 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.*

*We propose to build the car wash beginning approximately September 15, 1993 with a 60 day construction period.*

  
\_\_\_\_\_  
Larry V. Feather, President  
Feather Petroleum Company



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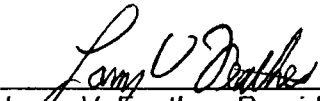
*August 3, 1993*

**TO:** *Bill Chaney and Community Planning Department*

**FROM:** *Feather Petroleum Company*

**ACCESS EASEMENT AGREEMENT**

*In the event that the land located at 723 Horizon Drive, Grand Junction, Colorado is sold in the future, we the land owners agree to provide access easement to the sewer service.*

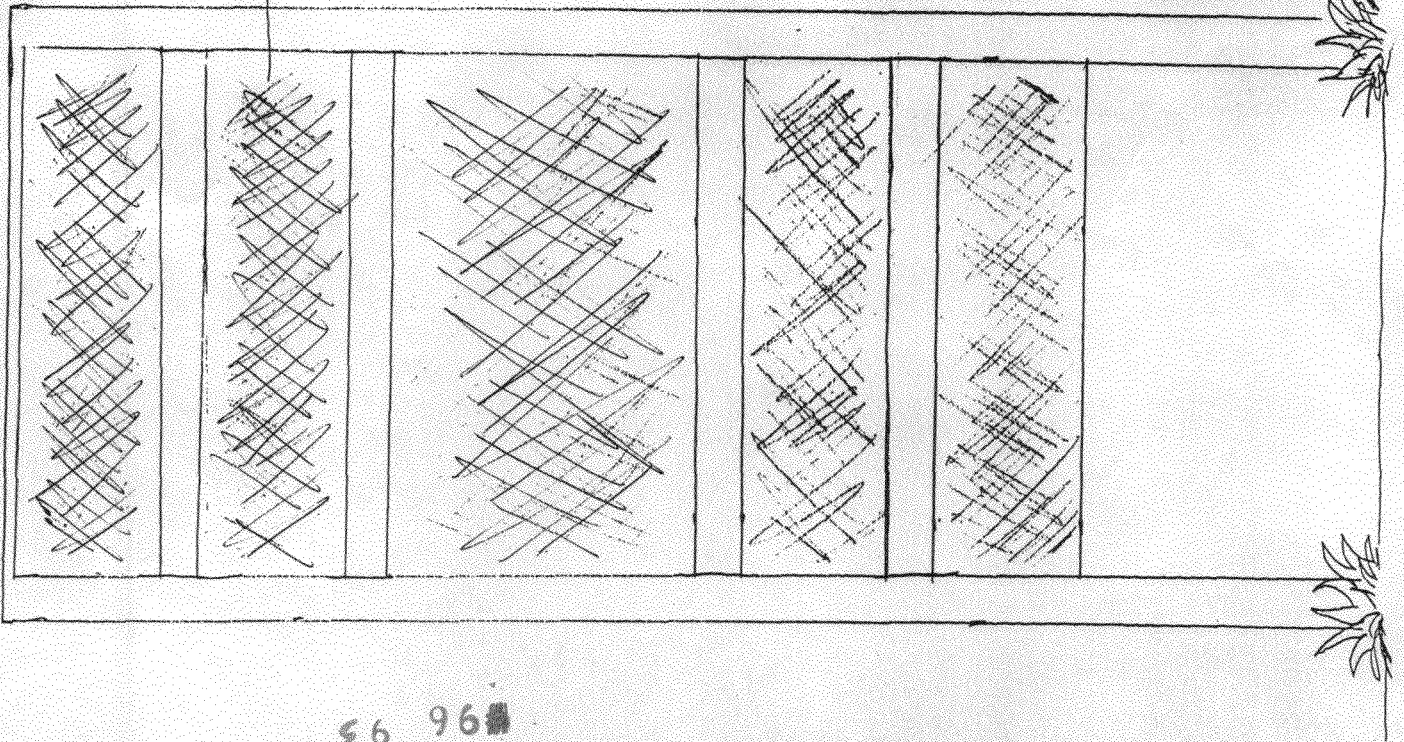
  
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Larry V. Feather, President  
Feather Petroleum Company

#96 93

Original  
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From Office

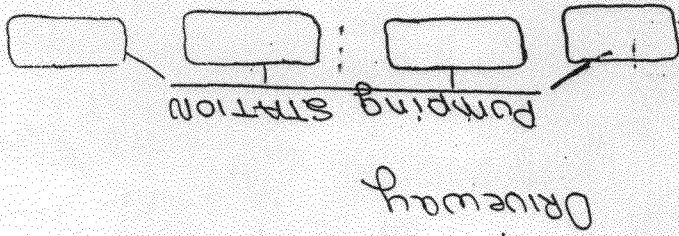
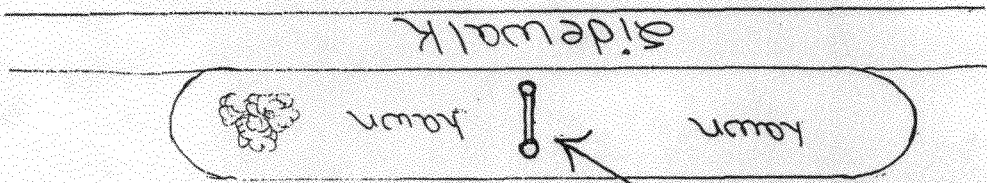


This sign panel will be replaced with the new car wash sign. The panel is

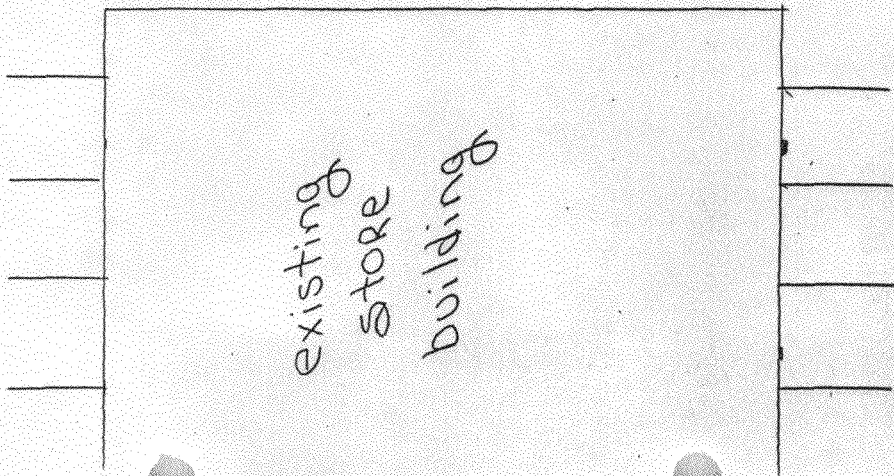


Original Do NOT Remove From Office # 96 93

HORIZON DRIVE



existing sign



existing store building

PLANNING CLEARANCE REQUIREMENTS  
GRAND JUNCTION COMMUNITY DEVELOPMENT

DATE 9/10/75  
Fee \$110.00

BUILDING ADDRESS: 703 Horizon Drive FILE NO: \_\_\_\_\_

PROPOSAL: Car Wash

DEVELOPER: Feather Petroleum TELEPHONE: 242-5205  
Step N Save

REQUIRED

- A. Impact Statement / Project Narrative
- B. Site Plan  
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  
*Gerald Wims / Don Newton*
- D. Utilities Composite  
Sewer, Water, Gas, Electric, TV, Telephone, Storm Drain, Irrigation, Ditches
- E. Landscaping / Screening / Buffering
  - 1) Types of Open Space <sup>(a)</sup>
  - 2) Maintenance
  - 3) Irrigation Rights *Site Plan*
  - 4) Irrigation Plan
- F. Roadway Plan / Profile
- G. Traffic Circulation Patterns *Site Plan*
  - 1) Pedestrian / Bike paths / Crosswalks
  - 2) Curb Cuts <sup>(a)</sup>
  - 3) Dimensions of Curb Cuts / Driveways
  - 4) Internal Circulation Detail
- H. Traffic Analysis / Impact Study
- I. Floodplain Analysis and/or Permit <sup>(b)</sup>
- J. Geology Report / Soils Report
- K. Gamma Radiation Report
- L. ~~ODOT~~ Access Permit <sup>(b)</sup>
- M. Section 404 Permit <sup>(b)</sup>
- N. Environmental Site Assessment
- O. Structural Information *Do not already have*
  - 1) Heights, Elevations, Square *footage*
  - 2) Percent of Building Coverage
  - 3) Setbacks
  - 4) Lighting <sup>(a)</sup>
  - 5) Signage Detail <sup>(a) (b)</sup> *need drawing to receive permit*
  - 6) Fences <sup>(a) (b)</sup>
- 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 <sup>(a)</sup>
  - 2) Handicapped Spaces / Symbols
  - 3) Space Dimensions / Striped / Blocks
- S. Improvements Agreement
- T. Improvements Guarantee
- U. Application / Planning Clearance
- V. Review Sheet
- W. Other: Persigo - Industrial  
Pretreatment (Emily Whittham)
- X. R.O.W. \_\_\_\_\_

*access easement agreement*

(a) Existing and Proposed (b) Requires a Separate Permit

NUMBER OF REVIEW PACKETS REQUIRED: 6

- Community Development
- City Attorney *(2)*
- City Utilities Engineer *(1)*
- City Development Engineer *(2)*
- City Property Agent
- City Traffic Engineer
- Parks & Recreation
- Fire Department *(1)*
- Police Department
- Building Department
- GJ Drainage District
- ~~Water~~

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

Related File #60-91

*Deliver Packets + Fee*

# REVIEW COMMENTS

Page 1 of 2

FILE #96-93

TITLE HEADING: Site Plan Review - Horizon Drive  
Car Wash

LOCATION: 723 Horizon Drive (Stop N Save)

PETITIONER: Feather Petroleum

PETITIONER'S ADDRESS/TELEPHONE: 2492 Industrial Boulevard  
Grand Junction, CO  
242-5205

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

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**CITY DEVELOPMENT ENGINEER**

**8/6/93**

**Gerald Williams**

**244-1591**

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SEE RED-LINED PRINT FOR LOCATION OF COMMENTS

1. Clarify the proposed sewerline extension.
2. Manhole rim and invert elevations do not appear to be correct.
3. Is a 1" water service adequate for the store and car wash?
4. Provide detail L/3 of the sand and grease trap.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**8/11/93**

**Kristen Ashbeck**

**244-1437**

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See attached comments.

**GRAND JUNCTION FIRE DEPARTMENT**

**8/11/93**

**George Bennett**

**244-1400**

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No requirements at this time. A fire flow survey needs to be conducted to determine the required flows. Submit a complete stamped set of building plans for our review.

**CITY UTILITIES ENGINEER**

**8/16/93**

**Bill Cheney**

**244-1590**

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1. Provide detail for sand and grease separator.
2. One note on sewer service states "new 6" sewer line to existing manhole in street" and the other states "connect sewer to existing 8" sewer". Which is correct?
3. Existing manhole rim is shown to be 0.49' higher than invert west. This is not possible.
4. Show proposed grade of sewer service line.
5. The sewer "Plant Investment Fee" for this proposal is \$1,725.00.

WRITTEN RESPONSE TO REVIEW COMMENTS

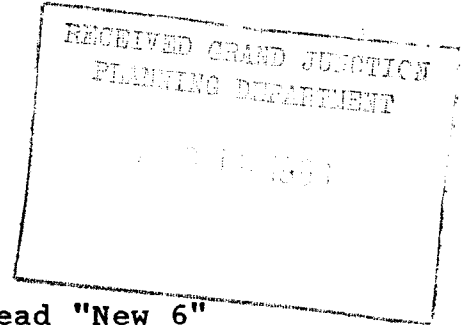
FILE# 96-93

TITLE HEADING: SITE PLAN REVIEW  
HORIZON DRIVE CAR WASH

LOCATION: 723 HORIZON DRIVE (STOP 'N SAVE)

PETITIONER: FEATHER PETROLEUM

STAFF REPRESENTATIVE: KRISTEN ASHBECK



RESPONSE TO CITY DEVELOPMENT ENGINEER:

1. The proposed sewerline extension should read "New 6" sewer line to existing 8" sewer line. (see site plan for corrections)
2. Manhole rim and invert elevations are corrected to read  
Rim: 99.5  
Inv-West: 95.01  
Information obtained from QED Surveyors. (See site plans for correction)
3. Yes. The 1" water line is adequate for the store and car wash. We have a 1" meter and 95lb. line pressure. We are within the recommended design at 80% of maximum capacity.
4. The L-3 is included in the complete set of plans (page 3) that was given to Chris at the City development Department. (See copy attached)

RESPONSE TO THE COMMUNITY DEVELOPMENT DEPARTMENT:

1. There is no legal document allowing the Friendship Inn to park on our lot.
2. Larry Feather, President of Feather Petroleum, has signed a statement that we will allow access easement in the event that the property is sold separately. (copy attached)
3. A detail of the landscaping is attached to the back of this report.
4. The new sign panel will be a double faced, internally illuminated, sign. The size will be 3'6" x 7' and will replace the existing Stop 'N Save sign. The Panel will read

TOUCH-FREE AUTOMATIC  
CAR WASH



5. To eliminate the possible problems with parking on the north side of the Stop 'N Save store we are deleting the last parking area. This still leaves the appropriate amount of parking for the store.

RESPONSE TO CITY UTILITIES ENGINEER:

1. Comments 1,2,and 3 are answered above.
2. The proposed grade of the sewer line running from the grease interceptor to the manhole is 1%. We are running approximately 158 feet, dropping from a 96.6 flow line to 95.01 at the manhole. The car wash is 98.43 dropping to the grease interceptor at 96.6. This line is approximately 80 feet giving us a 2 1/4% grade.
3. The Sewer "Plant Investment Fee" of 1,725.00 will be paid before the permit is issued.

RESPONSE TO GRAND JUNCTION FIRE DEPARTMENT:

1. A complete stamped set of building plans were given to Ken Johnson on July 30,1993.

8-18-93


August 16, 1993

TO: Community Planning Department

FROM: Feather Petroleum Company

ACCESS EASEMENT AGREEMENT

In the event that the land located at 723 Horizon Drive, Grand Junction, Colorado is sold in the future, we the land owners agree to provide access easement to the back parcel of land.

  
\_\_\_\_\_  
Larry V. Feather, President  
Feather Petroleum Company

J.F. Landscape & Design  
Justin Feather  
631 Rushmore Drive  
Grand Junction, CO 81503  
(303) 243-6597  
8-17-93

Feather Petroleum Company  
STOP 'N SAVE #3  
Landscape Plants

<u>Dwarf Shrubs</u>	<u>Hight</u>	<u>Width</u>	<u>Amount</u>
Current, Alpine - Ribes alpinum)	3'	4'	2
Money wort - (Lysimachia nummularia)	2"	4"-5"	12
Mugo, Mini Mugo - (Pinus Mugo Mugus)	3'-4'	4'	1
Potentilla, Gold Drop	2'-3'	3'-4'	3

<u>Perennials</u>			
Creeping Phlox			
Moorheim Beauty	4"-6"		6
Sapphire Blue	4"-6"		6
Lavender Mountain Lily	15"	6"	20 Bulbs
Mountain Bells			
Alpine Rosy Bells	2"	4"	15 Bulbs
Cascade Bells	12"	4"	15 Bulbs

Rock  
Small 1/2" pink/salmon color ground cover  
One Smooth 2' \* 2' Rock

Irrigation  
Tie into existing one inch water line - use 2 pop up sprinklers

Kris,

The latest response on STOP N SAVE looks okay to me. Once all other concerns are addressed, we need 4 complete drawings:

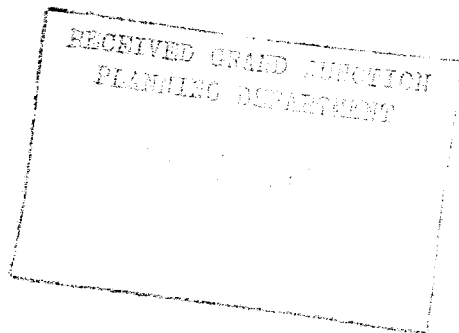
- (1) C.O. Community Dev.
- (1) PWD Public Works
- (1) PWD inspector Public Works
- (1) signed by engineering for developer

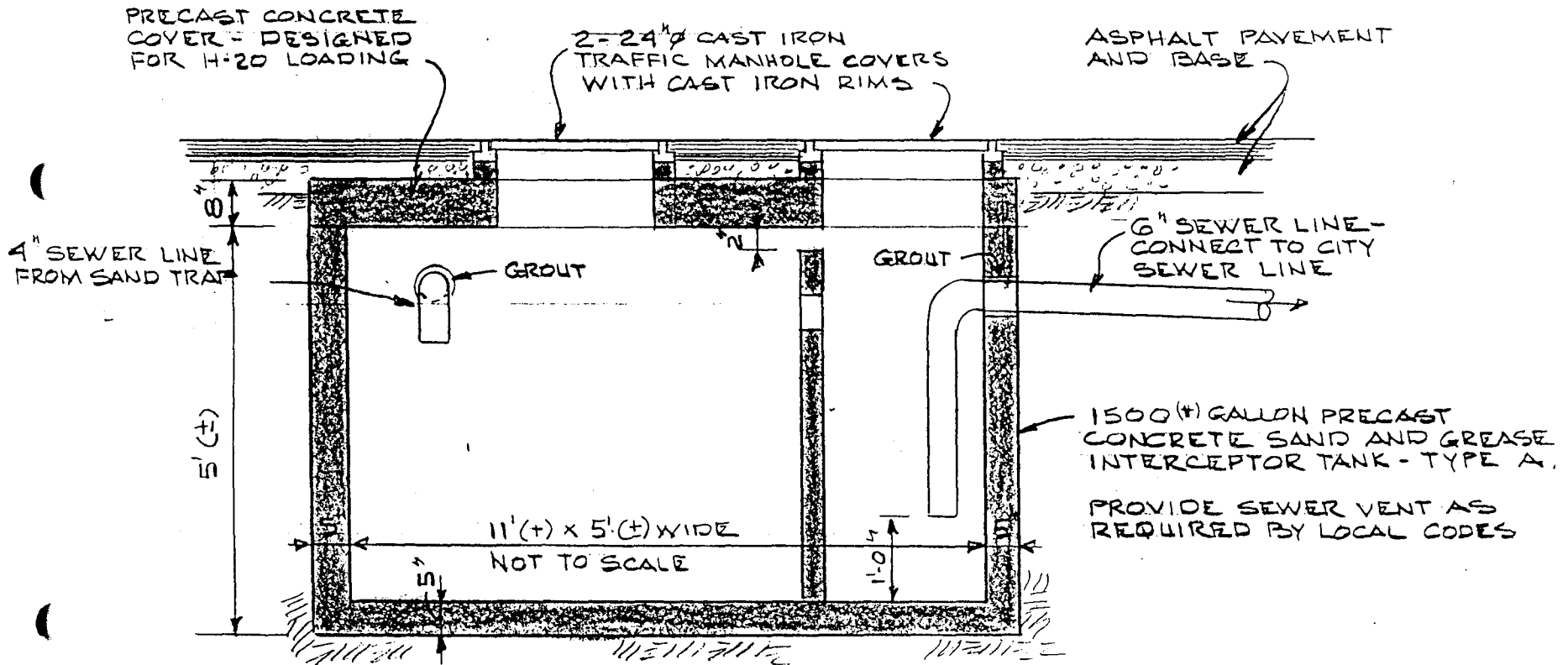
*Gerald R Williams*

Ron -

Frances Constructors  
243-9093

Randy





SAND AND GREASE  
INTERCEPTOR DETAIL

L  
3

$\frac{1}{2}'' = 1'-0''$

EXHIBIT A

AIRPORT INN SPACES  
MARKED WITH RED

2001

EASEMENT FOR INGRESS  
& EGRESS MARKED WITH RED

HOMESTEAD SUBDIVISION  
BOOK 12, PAGE 294

SE C  
HO'E  
SUBC

NW CORNER  
NW 1/4 SE 1/4  
SECTION 36  
T1N, R1W, UTE PM.

NW CORNER  
SW 1/4 SE 1/4  
SECTION 36  
T1N, R1W, UTE PM.

N00°07'01"E  
1318.56'

N89°48'30"E

293.84'

143.61'

150.25'

P.O.B. PARCEL 1

P.O.B. P

8 SPACES

3 SPACES

N35°12'22"E  
(RECORD: N32°40'E TO P.O.B.)  
106.39'

PARCEL 1  
17,966 sq ft

PARCEL 2  
28,244 sq ft

PROPOSED  
HOTEL  
AND P.M.  
(INTS.)

PROPOSED  
BUILDING

PROPOSED  
ISLAND

PROPOSED  
BUILDING

N58°37'30"W  
257.47'

23 SPACES  
128.00'

(RECORD: S31°22'30"W 259.99')  
S31°22'30"W  
(BASIS OF BEARINGS) 259.98'  
HORIZON  
DRIVE

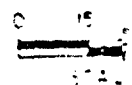
BOOK 1029, PAGE 430

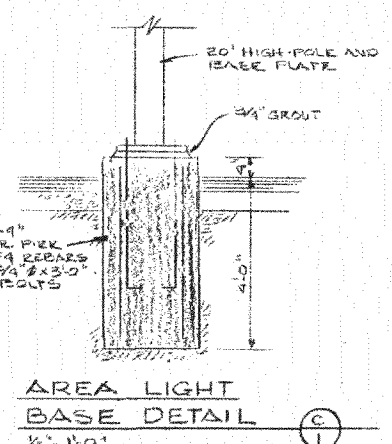
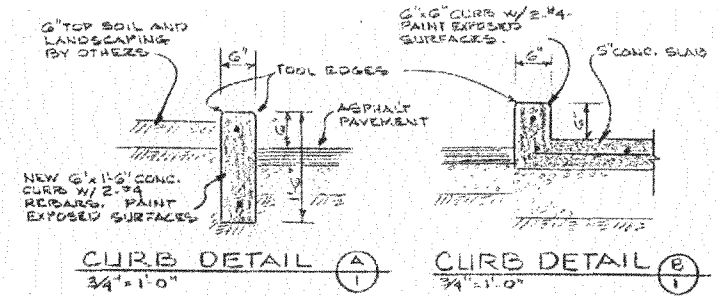
1318.77'

06"E

NE CORNER

S58°37'30"E  
0.99'





- 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 buildings as shown, specified or required. Provide wash bay heating units and all lighting. Provide under slab water piping and under slab air piping where shown for connections by Car Wash Contractor. 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.
  5. 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.
  6. Paint lane stripes and curbs.
  7. Install the air compressor and the vacuum cleaner 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 drier 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.

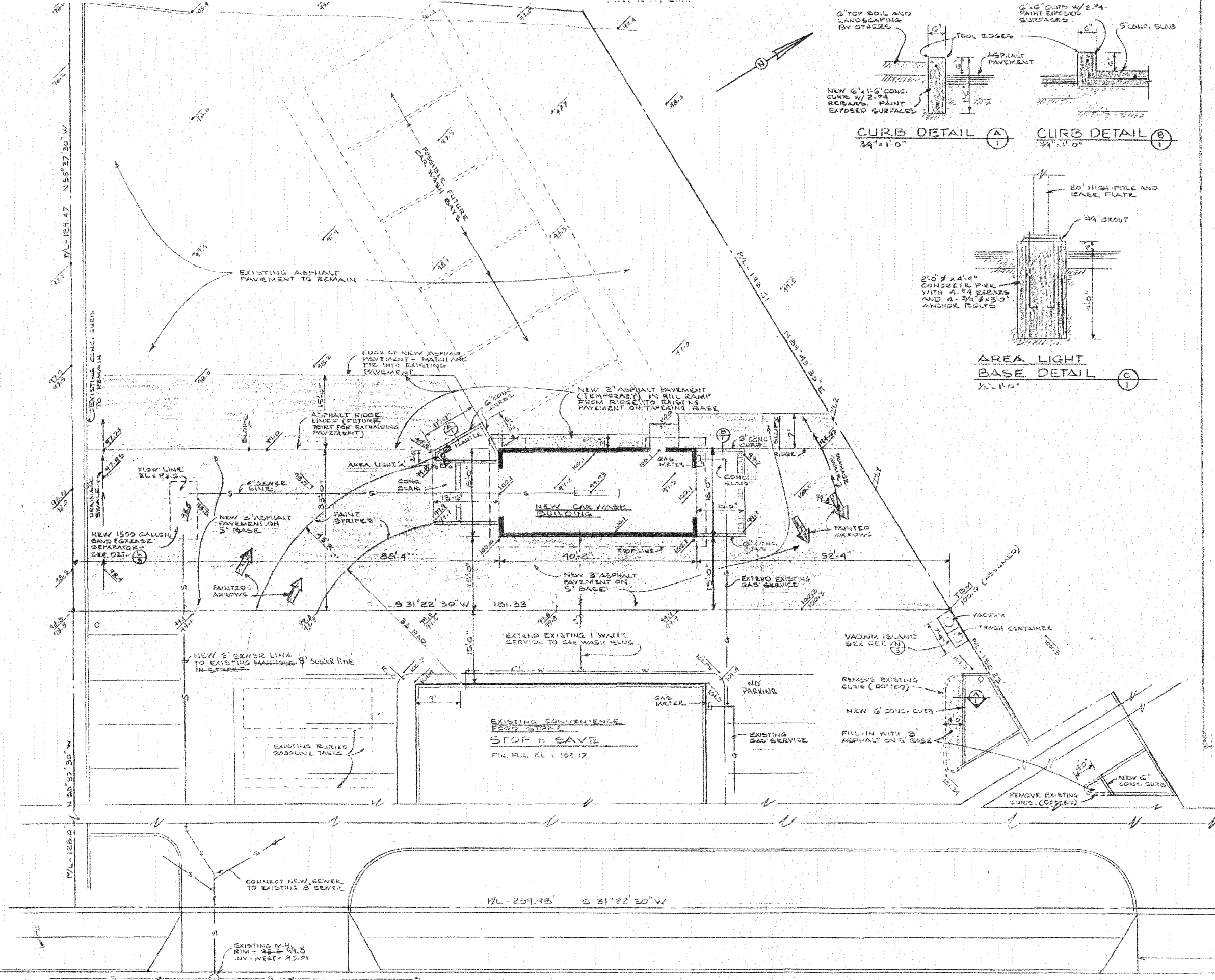
The Car Wash Contractor will design and furnish piping for a future in-slab radiant heating system for the car wash floors and entry and exit slabs (the Building Contractor will install the portion of the piping in the slabs).

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, 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, boom and mounting devices, coin boxes and control equipment. **DELETED**

**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 Metes 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 VM
  - Occupancy - Group B1
  - Floor area -----732 SF
  - Building Height -----1 Story



RECEIVED GRAND JUNCTION PLANNING DEPARTMENT  
JUN 21 1993

Approved  
8/27/93

NEW CAR WASH FACILITY	REVISIONS
723 HORIZON DRIVE GRAND JUNCTION, COLORADO	JUNE 16, 1993
FOR FEATHER PETROLEUM COMPANY	
<b>SITE PLAN</b>	

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