

SUBMITTAL CHECKLIST

paid # 594

SITE PLAN REVIEW

Location: 2491 Hwy 6450

Project Name: Sundance Manor expansion

ITEMS		DISTRIBUTION														TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	City Community Development -	City Dev. Eng. -	City Utility Eng. -	City Property Agent -	City Parks/Recreation -	City Fire Department -	City Attorney -	City Downtown Dev. Auth.	County Planning	County Bldg. Dept. -	Irrigation District	Drainage District	Water District	Sewer District		U.S. West	Public Service	GVRP	CDOT -	Corps of Engineers	Walker Field	
● Application Fee <u>4105.00</u>	VII-1	1																					
● Submittal Checklist*	VII-3	1																					
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																					
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1																			
○ Appraisal of Raw Land	VII-1	1		1	1																		
○ Deeds	VII-1	1		1																			
○ Easements	VII-2	1	1	1	1			1															
○ Avigation Easement	VII-1	1		1				1															
○ ROW	VII-3	1	1	1	1			1															
○ Improvements Agreement/Guarantee	VII-2	1	1	1				1															
○ CDOT Access Permit	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1		1																			
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		
○ 11"x17" Reduction of Site Plan	IX-29					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2									1										1	
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1						
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1						1	1	1	1	1							
○ Roadway Plan and Profile	IX-28	1	2									1											
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan - <u>Site Plan</u>	IX-20	2	1	1																			
○ Geotechnical Report	X-3	1	1							1													
○ Final Drainage Report	X-5.6	1	2									1											
○ Stormwater Management Plan	X-14	1	2									1									1		
○ Phase I and II Environmental Report	X-10,11	1	1																				
○ Traffic Impact Study	X-15	1	2																		1		

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 8/25/93
Conference Attendance: Kathy P., Steve McLallum, Gerald W.
Proposal: Expansion of Sundance Marina
Location: 2491 NW 4 6450

Tax Parcel Number: 2945-094-00-
Review Fee: \$105.00
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO
Adjacent road improvements required? NO
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? NO Estimated Amount:
Recording fees required? NO Estimated Amount:
Half street improvement fees required? NO Estimated Amount:
Revocable Permit required?
State Highway Access Permit required? ?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel # NO
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO
Avigation Easement required? NO

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s): Linda L. McLellan - Secretary
Signature(s) of Representative(s): Treasurer



August 26, 1993

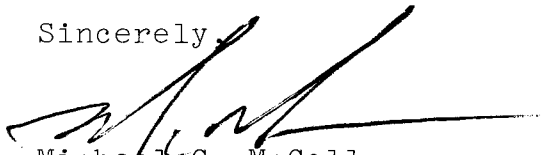
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

To whom it may concern;

We would like to expand our existing service facility by an additional two thousand (2,000) square feet, to better serve our customer base which has grown considerably due to the closing of our competitor.

Our present service facility occupies approximately two thousand five hundred (2,500) square feet which has proven to be inadequate for our existing customer demand.

Sincerely,



Michael C. McCallum
President

107 93

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From Office



September 2, 1993

Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Regarding: Sewer Connection Regulations

To Whom It May Concern;

We understand our property is within the 400 foot regulation if we are able to access through Dwight Guthrie's property at 555 25 Road. We are attempting to obtain access for a utility easement at this time.

This will be resolved with the City Engineer prior to the request for issuance of a building permit.

Sincerely,

A handwritten signature in cursive script that reads "Linda L. McCallum".

Linda L. McCallum
Secretary

107 93
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REVIEW COMMENTS

Page 1 of 2

FILE #107-93

TITLE HEADING: Site Plan Review - Sundance Marine

LOCATION: 2490 Highway 6 & 50

PETITIONER: Michael & Linda McCallum

PETITIONER'S ADDRESS/TELEPHONE: 579 Rio Linda Lane
Grand Junction, CO 81503
243-4333

PETITIONER'S REPRESENTATIVE: Steve McCallum

STAFF REPRESENTATIVE: Kathy Portner

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.

CITY ATTORNEY
Dan Wilson

9/7/93
244-1505

No comments at this time.

CITY DEVELOPMENT ENGINEER
Gerald Williams

9/9/93
244-1591

The drainage fee was previously calculated to be \$36, which is negligible.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

9/9/93
244-1437

LANDSCAPING

1. The 1,600 square feet of landscaping proposed in the southeast corner of the site will meet Code requirements in terms of area. Please specify plant types, plant sizes at installation, and number of each species. Code requires: 1 tree for each 500 square feet; 40% of the landscaped area shall contain shrubs; and shrub area shall be covered by a minimum of 75% plant material. Minimum plant size per Code: 1-1/2" caliper for deciduous
2. Show existing planters in front of building if they are to be retained.
3. If landscaping will not be installed prior to issuance of Certificate of Occupancy, then an Improvements Agreement and Guarantee are required.
4. Add a note on plan that an underground, pressurized irrigation system will be provided for the landscaped area (required by Code).

UTILITIES

1. Provision for adequate fire protection must be resolved with City Fire Department.

2. Provision for sewer service must be resolved either by 1) obtaining easement for a sewer line through adjacent private property; or 2) petitioning City Council for a waiver of requirement to connect to public sewer system.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

9/9/93
244-1400

1. Fire protection is required. A minimum of one fire hydrant is required. Fire hydrant is to be supplied by an 8" looped water line or a 10" dead-end line less than 1,000 feet in length.
2. A fire flow survey needs to be conducted to determine the required flow.
3. Submit a complete set of building plans and site plan for our review.
4. Provide our office with written proof that fire flows can be provided.

CITY UTILITY ENGINEER
Bill Cheney

9/10/93
244-1590

SEWER

1. As stated in the letter from petitioner, property is within 400' of sewer in 25 Road. Connection to sewer is therefore required unless an easement cannot be obtained across private property to the east.

WATER - UTE

1. Check with Fire Department for fire protection requirements. Ute Water should have new lines in place this fall or next spring.

ALL SPORTS HONDA/BMW
555 25 ROAD
GRAND JUNCTION, COLORADO 81505

October 1, 1993

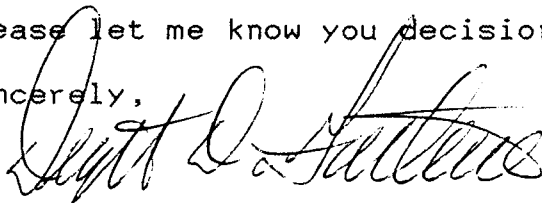
Mr. Mike McCallum
Sundance Marine, Inc.
2490 Highway 6 & 50
Grand Junction, CO 81505

Dear Mr. McCallum;

After our discussion of September 20, regarding an easement across our property for a sewer line, we have decided we are not interested in allowing you to cross our property. If there is no other solution to your problem, we would consider the requested easement for the price of \$20,000. You would also be responsible for all legal expenses associated in describing the easement, preparing the documents and recording fees. We would not allow ingress-egress easement or any other access or easement through the property. You would also be responsible for repaving and compacting (an area large enough so there would be no cold joints or settling). You would also have to assume, in writing, responsibility for the work for a period of not less than three calendar years from the time of completion.

Please let me know your decision.

Sincerely,



Dwight D. Guthrie
Proprietor



October 8, 1993

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

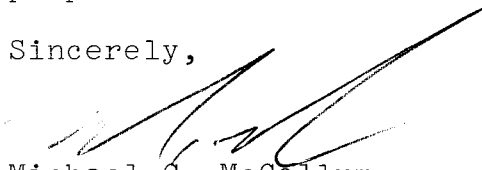
To whom it may concern:

As requested by Mr. George Bennett with the Grand Junction Fire Department, we will expand the fire protection for our intended shop addition. We have contracted with Skyline Contracting, Mr. Mike Kelleher, 3189 Mesa Avenue, Grand Junction, Colorado. The contract will extend the existing eight inch fire line from Trolley Park, 552 25 Road, south on 25 Road to the intersection of the frontage road, continuing west to Sundance Marine, 2490 Hwy 6 & 50.

We are requesting clarification of the repayment terms when Ute Water and the City of Grand Junction complete their proposed expansion scheduled for early 1994.

We appreciate the help received from George Bennett, Grand Junction Fire Department, Bill Cheney, Gerald Williams and Kathy Portner, Community Planning, the people with Ute Water and representative Steve McCallum.

Sincerely,



Michael C. McCallum
President



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

October 13, 1993

City of Grand Junction
Community Development Department and
City Council
250 North 5th Street
Grand Junction, CO 81501

To whom it may concern:

We would like to file this written request with the above mentioned entities, so we may be included on the agenda for the November 2 City Council Meeting.

We are requesting a variance for the required sewer hook up within 400 feet of the property line. We have attempted to gain access across an adjoining private property and have not been successful. We understand, at some point in the future, the City Sewer Collection System will extend to our property. We would be willing, at that time, to hook up and abandon our existing septic system even though it seems to be adequate at this point.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael C. McCallum', is written over a horizontal line.

Michael C. McCallum
President

STAFF REVIEW

FILE: #107-93
DATE: October 28, 1993
STAFF: Kathy Portner
REQUEST: Variance of Section 5-4-5.B of the Zoning and Development Code requiring a public sanitary sewer collection system and treatment facility for all developments.

LOCATION: 2490 Highway 6 & 50

APPLICANT: Michael and Linda McCallum

EXECUTIVE SUMMARY:

The owner of Sundance Marine is requesting a Variance of Section 5-4-5.B of the Zoning and Development Code to allow a 2,000 square foot addition to the business to be served by the existing on-site septic system.

EXISTING LAND USE: Commercial--Marine sales and service

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Commercial
SOUTH: Commercial
EAST: Commercial
WEST: Commercial

EXISTING ZONING: C-2 (Heavy Commercial)

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH: C-2
SOUTH: C-2
EAST: C-2
WEST: C-2

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area. The proposal is consistent with the recommendations of the I-70 Business Loop/U.S. Hwy. 6 & 50 Corridor Guidelines.

STAFF ANALYSIS:

The owner of Sundance Marine, 2490 Highway 6 & 50, has proposed a 2,000 square foot addition to the existing 4,960 square foot building. The expanded use is allowed in the C-2 zoning and has been reviewed through the site plan review process. There are two outstanding issues with the proposed expansion. One is the inadequate water line sizes for fire protection. The owner has agreed to extend a water line from 25 Road to his property to meet the requirement. He is working out a contract with Ute Water for the extension. The other issue is that this property is serviced by an on-site septic system. Section 5-4-5.B of the Zoning and Development Code requires a public sanitary sewer collection system and treatment facility for all developments. Development is broadly defined as "Construction, improvement, or placement of a use on a parcel of land". Therefore the proposed addition would require that the development obtain sewer service. The nearest sewer line is in 25 Road which is approximately 320' from the northeast corner of the property. Extending a service line from 25 Road to Sundance Marine property would require an easement across private property. Mr. McCallum has requested an easement from the property owner who made the following response in writing: "we have decided we are not interested in allowing you to cross our property. If there is no other solution to your problem, we would consider the requested easement for the price of \$20,000". The petitioner feels that amount is unreasonable and is requesting a variance from the requirement for sewer service until such time as sewer lines are extended and available to the property.

Section 5-4-16 of the Zoning and Development Code lists the following criteria for considering variances to this section of the Code:

- A. There are exceptional topographic, soil, or other subsurface conditions, or other conditions peculiar to the site (e.g. viaducts, bridges and bluffs); and
- B. An undue hardship would be created by the strict application of the provisions of this section; and
- C. Such hardship is not created by an action of the applicant; and
- D. Such variance would not be detrimental to the public welfare or impair the intent and purpose of this section.

Item A is not applicable to this request. Staff agrees that an undue hardship would be created for the petitioner with the strict application of the provision given the lack of existing sewer service in the area and the inability to get the necessary easement at a reasonable price.

Further, the addition of a 2,000 square foot showroom to an existing 4,960 square foot business will not significantly impact the existing septic system or be detrimental to the public welfare. Staff does feel that when sewer service is made available to the property they should be required to hook in.

STAFF RECOMMENDATION:

Staff recommends approval of the variance request, subject to the following conditions:

1. Approval by the Mesa County Health Department to use the existing septic system.
2. The property owner will connect to the public sewer system when it becomes available to the property. (*reference City ordinance*) *along 6#50*
3. The petitioner will be required to pay now for a percentage of the cost for future sewer extension to the property (the amount to be determined by the Public Works Director).
4. The property owner will be required to sign a Power of Attorney for future Improvement District formation.
5. *Issue B P for foundation only*
6. *Resolution authorizing City ~~cost~~ participation in line extension*



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

January 26, 1994

Michael C. McCallum
Sundance Marine
2490 Highway 6 & 50
Grand Junction, CO 81505

Dear Mike:

This is in follow up to our phone conversation a couple of weeks ago discussing the water line extension requirements for Sundance Marine. I would like to reiterate that it is your responsibility to request, in writing, to Ute Water that they consider adding that water line extension to their 1994 projects. The City has agreed that if Ute includes this project the City is prepared to pay their 1/3 share. Please contact Charlie Stockton with Ute Water to confirm what else needs to be done by you to make sure this project happens in 1994. As you know, the lack of adequate fire protection to the site will hold up the issuance of the permanent certificate of occupancy. If you have further questions you can call me at 244-1446 or Bill Cheney at 244-1590.

Sincerely,

A handwritten signature in cursive script that reads "Kathy".

Katherine M. Portner
Planning Supervisor

xc: Bill Cheney, Utility Engineer
Charlie Stockton, Ute Water



February 2, 1994

Charlie Stockton
Ute Water
560 25 Rd
Grand Junction, CO 81502

Dear Charlie:

I am writing this letter to request that the water line extension to my property be included in your 1994 projects. The City has agreed in writing to pay their 1/3 share, like wise I would be willing to pay my 1/3 share.

Your expedition handling in this matter would be greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael C McCallum", written over a horizontal line.

Michael C McCallum
Owner Sundance Marine, Inc.

cc: Bill Cheney, Utility Engineer .

29 45-094-00-152

101-93

107 93
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ACCEPTED 11/16/93
APPROPRIATELY LOCATED MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

SUNDANCE MARINE

ALL SPORTS
HONDA

METRO OIL

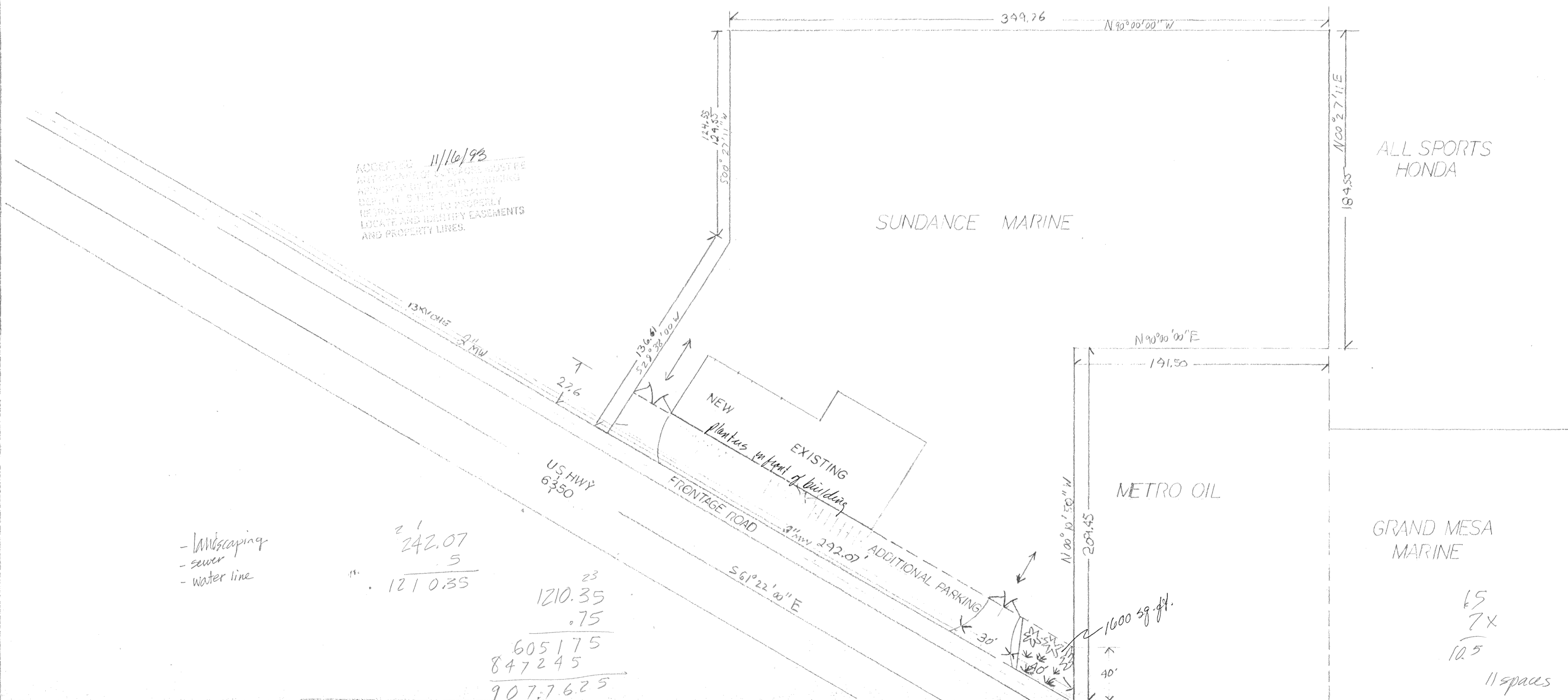
GRAND MESA
MARINE

- landscaping
- sewer
- water line

21
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23
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7x
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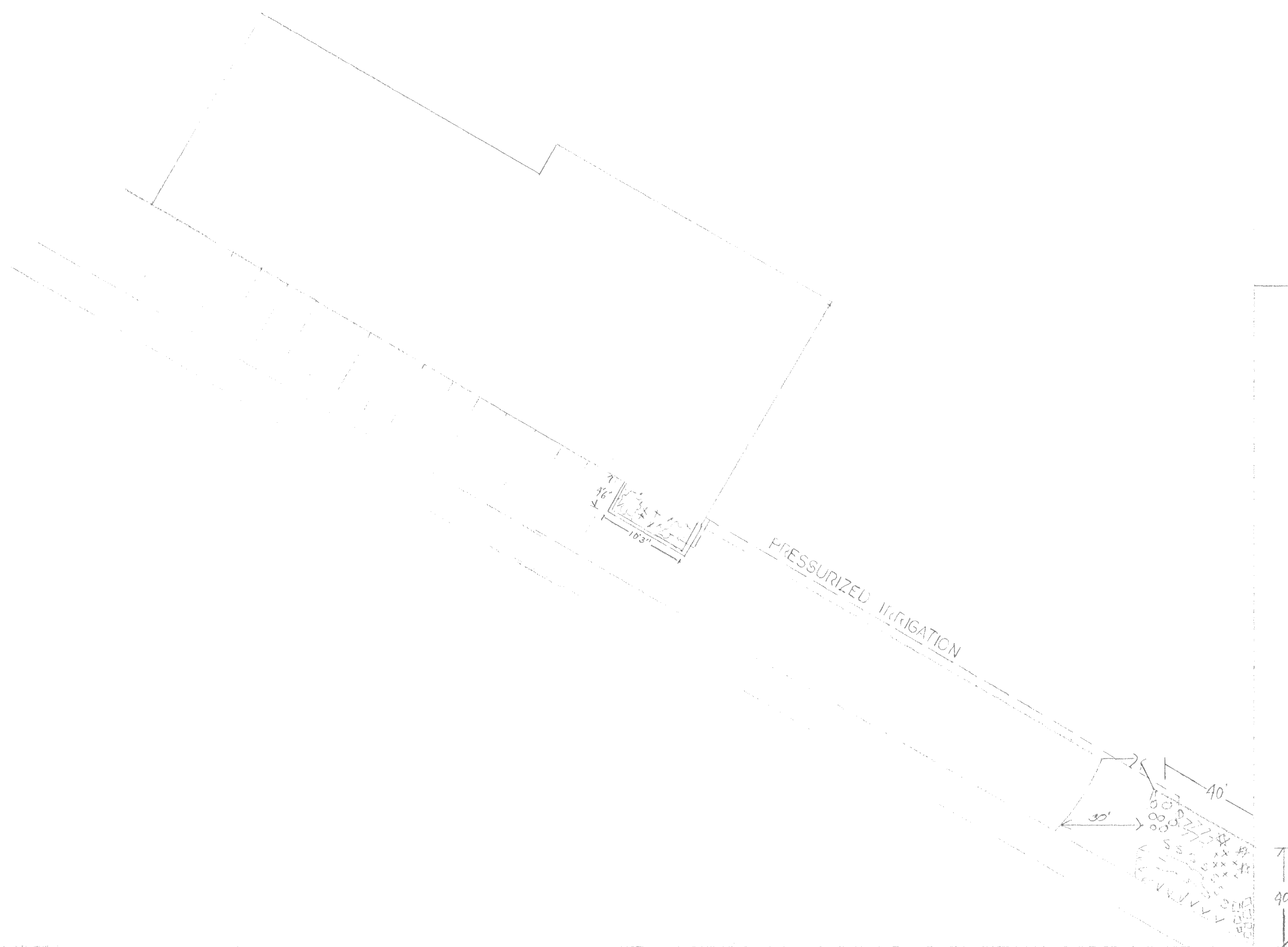


- Tree: * 4 each Populus Tremuloides (Quaking Aspen) 60'
- Shrub: + 7 each Fallugia Paradoxa (Apache Plume) 5'
- o 2 each Rhus Glabra (Sumac) 5'
- 4 each Rhus Trilobata (Sawbrush Sumac) 4'
- 7 7 each Potentilla Fruticosa (Cinquefoil) 4'
- S 8 each Rosa Nutkana (Nootka Rose) 4'

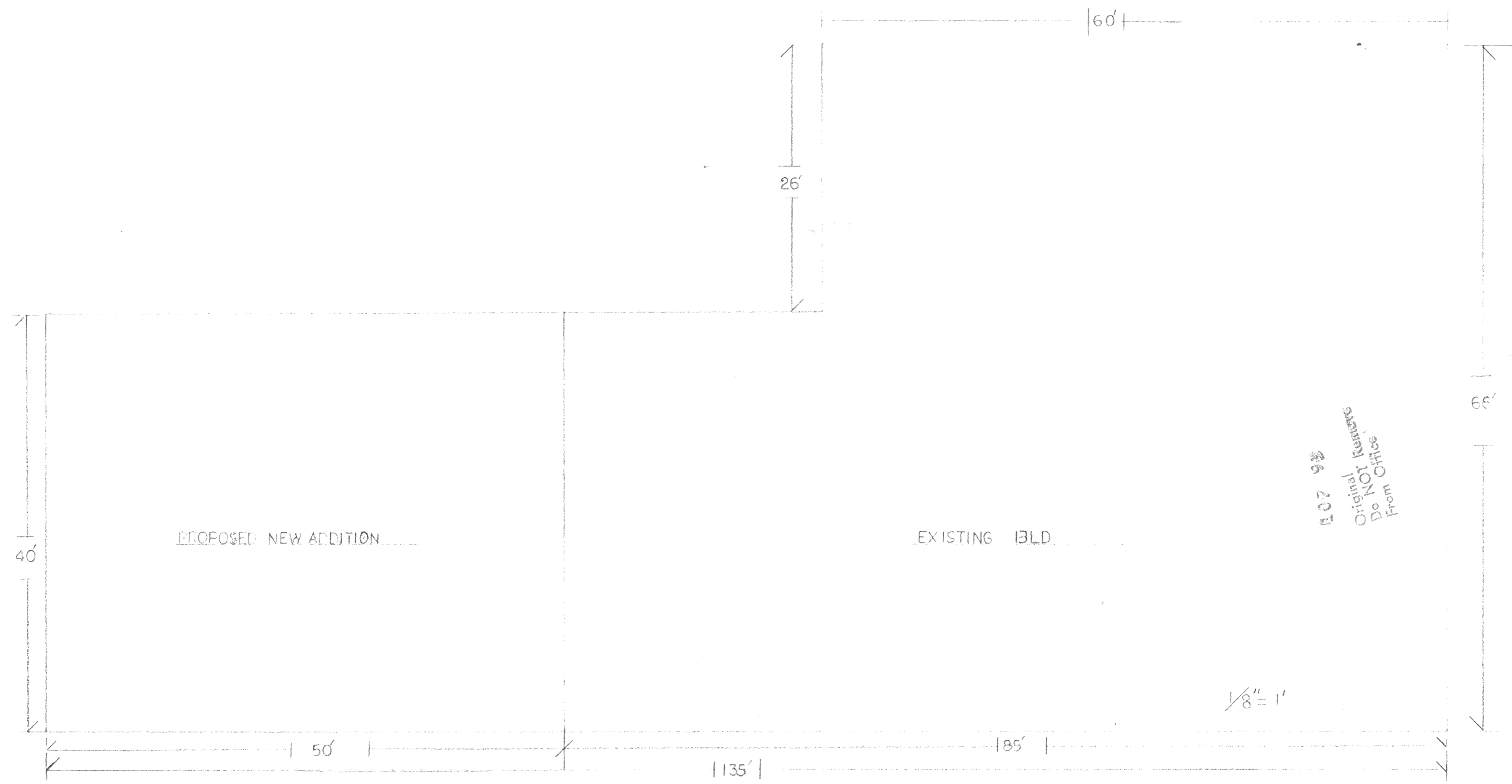
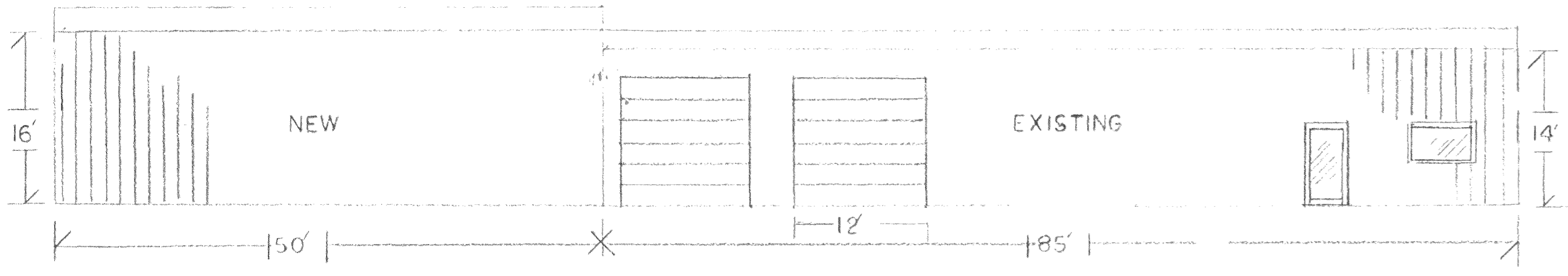
Ground Cover: V 16 each Veronica Species (Creeping Speedwell)

- WILDFLOWER MIX
- Eschscholtzia Californica (California Poppy)
 - Psilostrophe Baccata (Paper Flower)
 - Madroenium Hirta (Glorious Daisy)
 - Sphaeralcea Coccinea (Stallion Glow Mallow)
 - Stanleya Pinnata (Princess Plume)
 - Zinnia Grandiflora (Rocky Mountain Zinnia)

underground, pressurized irrigation system to be installed by code



METRO CIL



101 201
Do Not
Alter
Office
Features

1/8" = 1'