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File 1994-0160

Name: Materials Sales and Service – Site Plan Review - 700 25.5 Road

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<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. 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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**DOCUMENT DESCRIPTION:**

X		Land Appraisal Report -		
X	X	Fire Flow Survey		
X	X	Planning Clearance – issued 11/30/94 - **		
X	X	Driveway Section		
X	X	Landscape Plan		
X	X	Site Plan – to be scanned		
X		Floor Plan		
X		Foundation Plan		
X		West Elevation		
X		North Elevation		
X		Roof Framing Plan		
X		Wall Section		
X		Electrical Plan		

## General Project Report

700 25 1/2 Rd. - 6 & 50 West Subdivision, consisting of .53 acres'. Commercial building used as Building Material Sales and Storage.

Improvement of undeveloped area close to a low density residential housing. Which is an eye sore now. Building here will have little or no impact on housing or local roads while adding to City tax base.

Surrounding business includes a large Cabinet Making shop mainly doing wholesale which will be approximately within 10' of proposed building. Vacant land on two sides, condemned house across street (25 1/2 Rd.) with railroad track behind it. Next closest business is a Traffic Control Rental and Placement business.

Mulberry Street to W. Gunnison Avenue to Crosby to 25 1/2 Rd., or  
Main Street to Crosby Rd. to 25 1/2 Rd. 25 1/2 Rd., is a dead end 200' past building site.

All utilities are accessible with fire hydrants within 150' of all building.

No effects on public or civil agencies.

Business hours of operation, 8:00 a.m. to 5:00 p.m. with some workers working 7:00 a.m. to 7:00 p.m.

Original  
NOT REMOVE  
from Office

160 94

# REVIEW COMMENTS

Page 1 of 2

**FILE #** 160-94 **TITLE HEADING:** Site Plan Review  
Building Materials Sales & Storage

**LOCATION:** 700 25 1/2 Road

**PETITIONER:** Superior Contracting Inc.

**PETITIONER'S ADDRESS/TELEPHONE:** 1901 N. 7th St.  
Grand Junction, CO 81501  
245-2395

**PETITIONER'S REPRESENTATIVE:** Paul Coleman/Ed Darrell

**STAFF REPRESENTATIVE:** Tom Dixon

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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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**GRAND JUNCTION DRAINAGE DISTRICT** 09/29/94  
**John Ballagh** 242-4343

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There are no existing or planned drainage district facilities in Lot 14 Block 5 of 6 & 50 West Subdivision. The nearest storm drain is the City's new El Poso storm sewer south and east of the site.

**MESA COUNTY BUILDING DEPARTMENT** 09/27/94  
**Bob Lee** 244-1656

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Need two (2) sets of architecturally stamped plans for our building plan review.  
No other comments.

**CITY DEVELOPMENT ENGINEER** 10/03/94  
**Jody Kliska** 244-1591

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Curb cut permit from City Engineering required prior to driveway construction.

Drainage fee = \$1,410.64.

Transportation Capacity payment = \$2,011.80; based on 2874 sq.ft. of floor area at \$700/1000 sq. ft.

**CITY UTILITY ENGINEER** 10/05/94  
**Bill Cheney** 244-1590

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No Comments.

**CITY FIRE DEPARTMENT**  
**Hank Masterson**

**09/28/94**  
**244-1414**

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A fire flow survey will be required. The existing hydrant shown on the site plan must be within 150' of all portions of exterior of building and must be capable of providing the required fire flow. Submit a complete set of plans to the Fire Department.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Tom Dixon**

**10/07/94**  
**244-1447**

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See attached comments.

*No contracting business  
10'-15' easements*

# GENERAL CONTRACTORS COMMENTS TO REVIEW COMMENTS.

FILE # 160-94

LOC. - 700 25 1/2 RD.

STAFF REP: TOM DIXON

- 1) FINAL SITE PLAN SHOWS 9 PARKING PLACES
- 2) SHOWN ON FINAL PLAN 3 BIKE RACKS.
- 3) WILL BE PAID AT TIME OF PLANNING CLEARANCE.
- 4) FINAL SITE PLAN SHOWS ALL DRAINAGE GOING TO BACK OF LOT TO RETENTION AREA.
- 5) T.C.P. = \$ 700/1000 SQ. FT. - TOTAL SQ. FT. 2699

.70  
TO BE PAID AT CLEARANCE 1,889.30

- 6) CURB CUT PERMIT AND FEE TO BE PAID BEFORE DRIVEWAY CONSTRUCTION WILL BE AND AN INSPECTION CALLED OUT FOR BEFORE PLACEMENT.

- 7) WITH THESE COMMENTS ARE TWO SETS OF STAMPED PLANS (I ALWAYS THOUGHT THE BUILDER SUBMITTED THEM TO MESA COUNTY BUILDING DEPT.) THERE IS ONE 11" X 17" ELEVATIONS DRAWING ATTACHED

CITY FIRE DEPT. - ATTACHED - FIRE FLOW SURVEY  
SIGNED + DATE BY HANK MASTERSON  
ED DARRELL FOR SUPERIOR CAT. INC.  
245-2395

STAFF REVIEW

FILE: #160-94

DATE: October 10, 1994

STAFF: Tom Dixon

REQUEST: Commercial building on vacant lot

LOCATION: 700 25 1/2 Road

APPLICANT: Paul Coleman, Superior Contracting, Inc.

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Commercial building material sales and storage

SURROUNDING LAND USE:

NORTH: Vacant

SOUTH: Commercial/Wholesale

EAST: Vacant

WEST: Abandoned residence

EXISTING ZONING: C-1

SURROUNDING ZONING:

NORTH: C-1

SOUTH: C-1

EAST: C-1

WEST: I, (Mesa County)

STAFF ANALYSIS: The proposed commercial development includes showroom, warehouse, and office use for a building material sales and storage business. The proposed building will contain approximately 2,864 square feet of area. The breakdown of uses is approximately 400 square feet for the showroom, 2,112 square feet for the warehouse, and 352 square feet for the office area.

Building material sales and storage is an allowed use in the C-1 zone. The C-1 zone has zero side and rear yard setbacks when abutting nonresidential zones and uses. There is a landscaping requirement for 75% of the front yard setback. The proposal includes a 15-foot landscaped area between the proposed building and the 25 1/2 Road right-of-way.

The proposal includes six parking spaces on an asphalt lot and additional parking on gravel. The required parking for this use, based on the breakdown of use categories, is as follows: general retail sales = 2, office = 2, warehouse = 5. This makes total required paved parking

for this development to be a minimum of nine (9) spaces. Additional paved parking will need to be shown on a modified plan.

Several comments have come from various agencies regarding additional information and/or plans for this project. These comments will need to be addressed and satisfied prior to the granting of a planning clearance.

STAFF RECOMMENDATION: Approval of the proposed commercial building, subject to the following conditions:

- OK-1) A final site plan shall indicate at least 9 paved parking spaces.
- OK-2) Three (3) bicycle parking spaces are required.
- N/A-3) An open space fee of 5% of the appraised raw land value is required at the time of planning clearance.
- OK-4) A drainage fee of \$1,410.64 is required.
- 5) A Transportation Capacity Payment (TCP) of \$2,011.80 is required.
- 6) A curb cut permit is required from City Engineering prior to driveway construction.
- 7) Two (2) sets of architectural plans are required for review by the Mesa County Building Department. One (1) set of reduced (11" x 17") elevations drawings should be submitted for the file.





