

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 2571 Hwy 6 #50

Project Name: enclosed vehicle storage &

ITEMS	DISTRIBUTION <i>diner</i>														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	GVFP	CDOT	Corps of Engineers	Walker Field	City Police Dept.	
● Application Fee <u>\$100</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	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	1
● Evidence of Title	VII-2	1		1				1																
○ Appraisal of Raw Land	VII-1	1		1	1																			
○ Deeds	VII-1	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 <i>(narrative)</i>	X-7	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	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									1												
○ Detail Sheet	IX-12	1	2																					
● Landscape Plan	IX-20	2	1	1																				
○ Geotechnical Report	X-8	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: 17 Oct 1994
Conference Attendance: Steve McCallum Tom Dixon
Proposal: 25' x 140' motorcycle storage building
Location: 2571 Hwy 6 + SB

Tax Parcel Number: _____
Review Fee: \$110

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? N/A

Adjacent road improvements required? TCP (to be determined)

Area identified as a need in the Master Plan of Parks and Recreation? _____

Parks and Open Space fees required? _____ Estimated Amount: _____

Recording fees required? _____ Estimated Amount: _____

Half street improvement fees required? _____ Estimated Amount: _____

Revocable Permit required? _____

State Highway Access Permit required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____

Avigation Easement required? _____

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

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)


Signature(s) of Representative(s)

GENERAL PROJECT REPORT

Project Location: 2571 Hwy 6 & 50
Grand Junction, CO 81505

Project Name: McDonald Storage Units

The McDonald storage project is a 25'X140' metal storage building at 2571 Hwy 6 & 50, on approximately 2 acres of land. The building is to be used for retail customer motorcycle storage.

The Public would benefit by being able to store their motorcycles close to a service and sales facility.

This project would not require re-zone, variance or conditional use permit and is compatible with existing uses of surrounding properties.

Site access and traffic patterns will not be affected.

This project has no plumbing or electricity, so utilities are not required and effects on public facilities will be minimal.

Foundation plans will be designed and stamped as per Building Department requirements.

This project should have no impact on site geology and geological hazards.

Hours of operation are, Winter (October-March), Tuesday through Friday, 8:00am to 6:00pm- Saturday, 9:00am through 5:00pm, Summer (April-September), Tuesday through Friday, 8:00am through 6:00pm- Monday & Saturday, 9:00am through 5:00pm.

No additional signs are requested and the project will be completed in one phase from 15 November 1994 to 15 January 1995.

193 94

Original
Do NOT REMOVE
From Office

REVIEW COMMENTS

Page 1 of 2

FILE #193-94

TITLE HEADING: Site Plan Review - McDonald
Storage Units & Diner

LOCATION: 2571 Highway 6 & 50

PETITIONER: David McDonald

PETITIONER'S ADDRESS/TELEPHONE: 2571 Highway 6 & 50
Grand Junction, CO 81505
245-0812

PETITIONER'S REPRESENTATIVE: Steve McCallum (243-4642)

STAFF REPRESENTATIVE: Tom Dixon

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 UTILITY ENGINEER
Bill Cheney

11/9/94
244-1590

1. The business is served by City water, no Ute Water as shown on the plans.
2. Where are the plans for the diner? A grease trap will be required if there is food preparation associated with the facility.

CITY DEVELOPMENT ENGINEER
Jody Kliska

11/10/94
244-1591

1. How is additional stormwater runoff from the new building and concrete to be handled? Will it be contained on-site?
2. Transportation Capacity Payment - will be based on the number of storage units. Please provide that number.
3. Where is the diner?

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

11/14/94
244-1656

1. No comments on the storage building.
2. A separate building permit is required for the diner.

CITY PARKS & RECREATION DEPARTMENT

11/16/94

Don Hobbs

244-1542

No open space fee required.

GRAND JUNCTION FIRE DEPARTMENT

11/17/94

Hank Masterson

244-1414

1. The diner will require an automatic fire extinguishing system for the cooking hood.
2. We have no requirements for the vehicle storage building.

COMMUNITY DEVELOPMENT DEPARTMENT

11/21/94

Tom Dixon

244-1447

See attached comments.

RESPONSE TO REVIEW COMMENTS

FILE #193-94

Location: 2571 Hwy 6 & 50
Petitioner: Dave McDonald
Petitioner's Address/Telephone: 2571 Hwy 6 & 50
Grand Junction, CO 81505
245-0812

Petitioner's Representative: Steve McCallum 243-4642
Staff Representative: Tom Dixon
Response Submitted: November 28, 1994

City Utilities Engineer, Bill Cheney

1. As stated, all water service is City of Grand Junction.
2. Plans for Diner showing location of grease trap are enclosed. Installation was inspected by City Personnel.

Development Engineer, Jody Kliska

1. We would appreciate it if you would compute the fee for drainage option.
2. The total number of storage units is 20. The units are primarily for storage of existing customer motorcycles. We would anticipate very little, if any, additional traffic impact to the location.
3. The Diner is located inside the addition permitted and completed about September 1994. All parking, traffic and access were addressed at that time.
4. Drawings are enclosed for Diner location.

Grand Junction Fire Department, Hank Masterson

1. There will be an automatic fire extinguishing system in the cooking hood as shown on the plans and we will call for your inspection prior to the issuance of CO.

STORAGE UNITS TCP = $\boxed{\$2500}$ pd. 12-2-94

DRAWING FEE = $\boxed{\$2697.12}$ pd.

$$65 \times 180 = 11700$$

$$20 \times 110 = 2200$$

13900 SF

DINER TCP = $\boxed{\$2575.04}$

$$52 \times 40 = 2080 \times 1238$$

STAFF REVIEW

FILE: #193-94

DATE: November 22, 1994

STAFF: Tom Dixon

REQUEST: Addition of a 3,500-square-foot storage building and the conversion of a portion of an existing building to a diner

LOCATION: 2571 Highway 6 & 50

APPLICANT: Steve McCallum

EXISTING LAND USE: Motorcycle sales and service

PROPOSED LAND USE: Motorcycle sales and service, motorcycle storage, and restaurant (diner)

SURROUNDING LAND USE: Mixed commercial

EXISTING ZONING: C-1

SURROUNDING ZONING: C-1

STAFF ANALYSIS:

This proposal is for the addition of a 25- by 140-foot storage building for motorcycles and the conversion of a part of an existing building from retail sales to a diner.

Off-street parking has been reviewed with this request. For vehicle sales, parking equal in area to ten percent of the gross display area is required. The portion of the building total that will be retained for motorcycle display is 7,560 square feet. Therefore, 756 square feet of parking is needed. This is satisfied by the five spaces on the north side of the site. Parking for the diner is based on one parking space for each three seats of designated seating capacity. The maximum capacity for the diner is 50 seats which requires 17 parking spaces. Total site parking is 24 spaces. Therefore, required off-street parking is met.

STAFF RECOMMENDATION:

Approval of the proposed 25- by 140-foot motorcycle storage building and the conversion of a portion of the existing building to a cafe, subject to satisfaction review agency comments.

January 18, 1995



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Steve McCallum
TPI
552 25 Road
Grand Junction, CO 81505

Re: McDonald Harley Davidson Diner

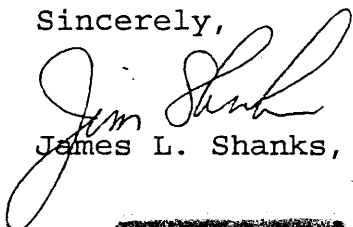
Dear Mr. McCallum:

I received your letter requesting a reduction in the Traffic Capacity Payment (TCP) for the proposed diner at McDonald Harley Davidson. Your request for reduction was based on your projection of less traffic being generated by this business than was projected by the City in the computation of the TCP.

The Institute Transportation Engineers Trip Generation Manual is the document that is used to project traffic generated by different uses. For restaurants, there are classifications for high-turnover and quality restaurants. It is my opinion that the diner being proposed by McDonald Harley Davidson would fall somewhere in between these uses. Based on an average trip generation rate of 4.72 trips per day per seat and a 50 seat capacity, the recalculated TCP is \$1770.

Please feel free to call if you have any questions.

Sincerely,


James L. Shanks, P.E.

xc: ~~Jody Kiliska~~
Tom Dixon

file: Mcdonald

File # 193-94

To: Tom Dixon
Cc: Larryt
From: Jim Shanks
Subject: McDonald Harley Davidson
Date: 2/02/95 Time: 8:41a

After reviewing the circumstances of the two building permits and the charging of a TCP for the diner. Since the first building permit was prior to the TCP ordinance and the review of that planning clearance was for the entire development, I conclude that a TCP is not required. The TCP amount that he has already paid can be applied to the PIF that is due. (You can just charge him the difference) If you will let me know the exact amount and date that he paid the TCP, I'll have finance transfer it to the sewer fund. Lappi said that that would be easy. Jim

To: JIMS (Jim Shanks)
From: Tom Dixon
Subject: Re: McDonald Harley Davidson
Date: 2/02/95 Time: 11:02a

Originated by: JIMS
Replied by: TOMD

2/02/95 8:41a
2/02/95 11:02a

Jim,
A TCP of \$1,770.00 was paid by David McDonald on January 23, 1995. I will provide a copy of the receipt for you.

PIF:

~~4,500~~
~~- 1,770~~
~~2,730~~

5,250
- 750

4,500
- 1,770

2,730

(original fee)
(initial payment)
total
(TCP credit transfer)
payable
(paid 2-2-95)

Grand Junction, Colorado
2571 Highway 6 & 50
Grand Junction, CO 81505
Phone: (970) 245-0812
Fax: (970) 245-4618

Ronnie
See the attached
e-mail. You might
want to put this in
the Harley-Davidson file.
Thanks.



SPR-94-193RP

COMMUNITY DEVELOPMENT
CITY OF GRAND JUNCTION
RONNIE EDWARDS
250 NORTH 5TH ST.
GRAND JUNCTION, CO. 81501

3/26/98

DEAR RONNIE EDWARDS,

THE JUNCTION DINER IS APPLYING FOR A LIQUOR LICENSE AND WILL NEED PROOF OF A CONDITIONAL USE ZONING PERMIT. THE LOCATION OF THE EXISTING RESTAURANT IS 2571 HWY. 6&50 G.J. C.O..

THE ESTIMATED AMOUNT OF LIQUOR SALES WILL BE 15% OF OUR TOTAL SALES.

AT YOUR FIRST CONVENIENCE PLEASE SEND ME A LETTER THAT WILL SATISFY THE CITY CLERKS OFFICE AND THE LIQUOR LICENSING AUTHORITY.

THANKING YOUR TIMELY REPLY.

SINCERELY

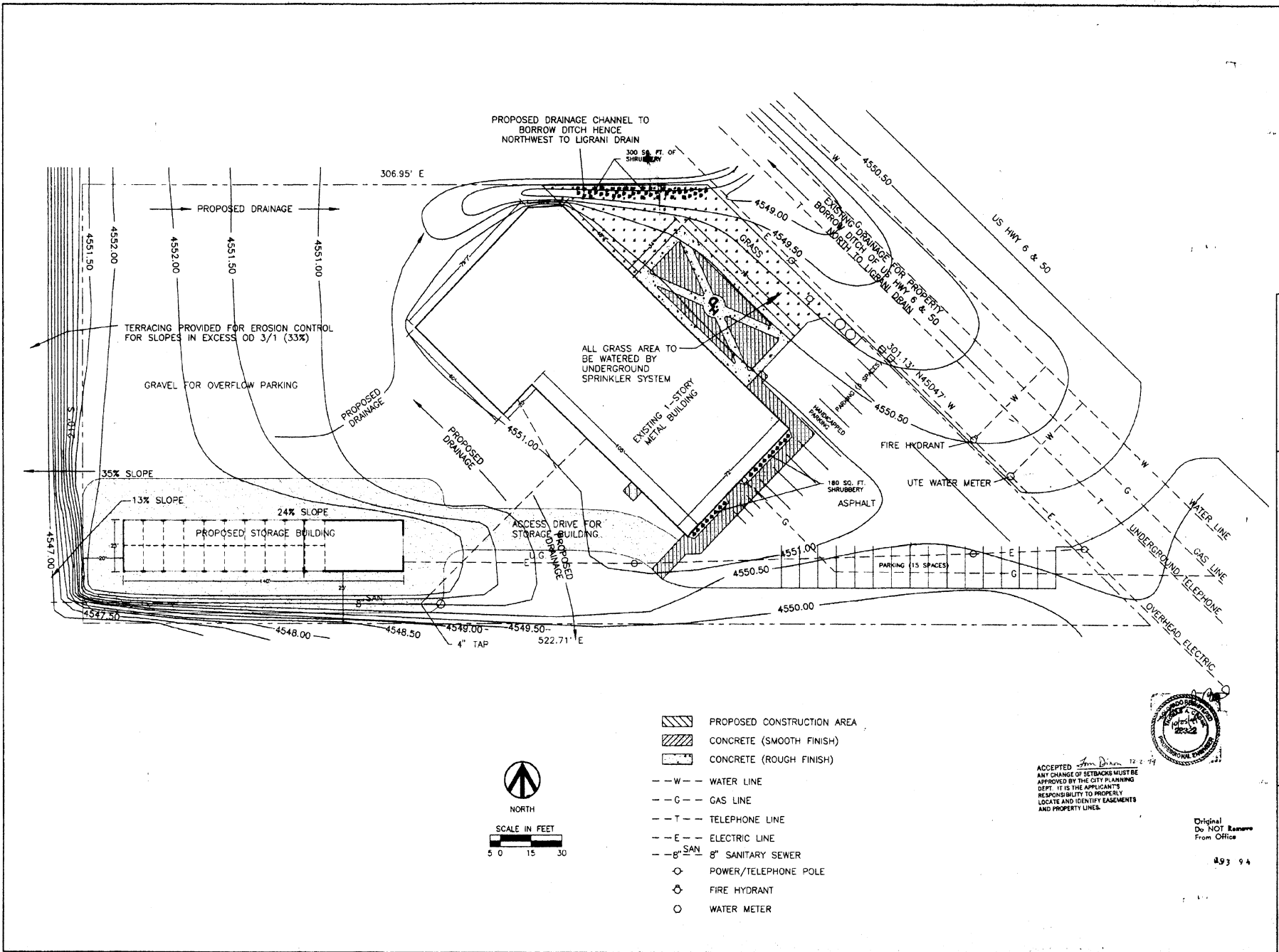
SCOTT LINDSAY
OWNER

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 27 1998

To: Rhonda Edwards, Stephanie Nye, Teddy Martinez
From: Kathy Portner
Subject: Junction Diner
Date: 3/30/98 Time: 11:43AM

This is in response to Junction Diner's letter of 3/26/98 concerning their request for a liquor license. The letter states that liquor sales are estimated at 15% of the total sales. As per the Zoning and Development Code, establishments with liquor sales of less than 25% of gross receipts are classified as a restaurant rather than a bar and do not require a Conditional Use Permit. Therefore, the Junction Diner, located at 2571 HWY 6 & 50 does not require a Conditional Use Permit for the liquor license in conjunction with the already established restaurant.



PROPOSED DRAINAGE CHANNEL TO
BORROW DITCH HENCE
NORTHWEST TO LIGRANI DRAIN

300 SQ. FT. OF
SHRUBBERY

PROPOSED DRAINAGE

TERRACING PROVIDED FOR EROSION CONTROL
FOR SLOPES IN EXCESS OF 3/1 (33%)

GRAVEL FOR OVERFLOW PARKING

35% SLOPE

13% SLOPE

24% SLOPE

PROPOSED STORAGE BUILDING

ALL GRASS AREA TO
BE WATERED BY
UNDERGROUND
SPRINKLER SYSTEM

EXISTING 1-STORY
METAL BUILDING

ACCESS DRIVE FOR
STORAGE BUILDING

180 SQ. FT.
SHRUBBERY

UTE WATER METER

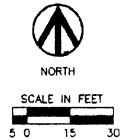
PARKING (15 SPACES)



ACCEPTED *Tom Cronk* 12/2/94
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Original
Do NOT Remove
From Office

893 94



- PROPOSED CONSTRUCTION AREA
- CONCRETE (SMOOTH FINISH)
- CONCRETE (ROUGH FINISH)
- W --- WATER LINE
- G --- GAS LINE
- T --- TELEPHONE LINE
- E --- ELECTRIC LINE
- 8" SAN --- 8" SANITARY SEWER
- POWER/TELEPHONE POLE
- ⊕ FIRE HYDRANT
- WATER METER

PAGE DRAWN REVISED CHECKED APPROVED	DATE 10/18/94
	DATE
	DATE
	DATE
PROJECT: REFERENCE: PROJECT LOCATION: DATE: SCALE: PREPARED BY:	McDONALD HARLEY DAVIDSON PROPOSED DRAINAGE PLAN 2571 U.S. HWY 6&50 GRAND JUNCTION, CO 81505 OCTOBER 18, 1994 1 IN. = 20 FT. TOM A. CRONK
	CRONK CONSTRUCTION INCORPORATED 1129-24- ROAD GRAND JUNCTION, CO 81505 303-245-0577
	893 94
	1777-112