



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

212 95

Location: 1140 S. 5th St.

Project Name: High Country Gas & Supply

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>\$180</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
● <del>Planning Clearance*</del>	VII-3	1																					
● <u>11"x17" Reduction of Assessor's Map</u>	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● <del>Evidence of Title</del>	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	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																				
● <del>Site Plan</del>	IX-29	2	2	1	1																		
● <u>11"x17" Reduction of Site Plan</u>	IX-29	2	2	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																				
○ Detail Sheet	IX-12	1	2																				
● <del>Landscape Plan</del>	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		

5/2 x 11"

Original Do NOT Remove From Office

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: 12/1/94
Conference Attendance: Harry P. Robert Distel
Proposal: SPR - Change in use
Location: 1140 S. 5th

Tax Parcel Number:
Review Fee: \$100

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

Related Files:

Additional ROW required?

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:

Adjacent Half street improvements/fees required?

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

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)

Attn: Kirby Partner

INVITATION TO BID  
Short-term building lease

From Office

212 04

Notice is hereby given that the City of Grand Junction will receive sealed bids for a month-to-month lease of the property located at 1140 South 5th Street in Grand Junction, Colorado. Details of the property are as follows: Land Dimensions - Approximately 112.5 feet x 75.5 feet; Building Dimensions - Approximately 32 feet x 77 feet; Covered Dock - Approximately 27 feet x 12 feet; Fencing - Perimeter Chain Link with slide gates; Zoning - I-1 (Light Industrial). The building might be demolished in the late summer of 1995 in conjunction with the 5th Street Railroad Viaduct Replacement Project.

Lease terms are "triple-net", with the tenant paying rent, all utilities, building maintenance, and property taxes which accrue during the term of tenancy. The tenant must secure comprehensive general liability insurance written for a minimum of \$500,000, combined single limit. Minimum rent shall be \$300 per month, payable in advance.

All proposals shall be submitted on a form supplied by the City and shall contain the following information: the legal name & address of the bidder; the amount of the proposed monthly rent; the bidder's intended use of the premises; confirmation from the Community Development Department of the City that the bidder's intended use is allowable under the Zoning & Development Code of the City of Grand Junction.

All proposals must be submitted no later than 2:00pm Grand Junction time on Wednesday, September 9, 1994. For a proposal form or additional information, contact Tim Woodmansee, City Property Agent, at (303) 244-1565.

Sandi -

If possible, I would like this ad to run tomorrow under the Rental, Commercial/Retail section of the Classifieds. If tomorrow isn't possible, then Friday?

Thanks

Tim,

It will be published Thursday.

1140 S. 54th St.

1 yr. American Roof Co. - office - storage of materials & equipment - Some outdoor

1 yr. Mericana Corp. - office - storage of equipment & materials - Some fabrication - Cabinets

US Welding & Supply - sales & fabrication

Has contacted:

Hank Masterson --

HIGH COUNTRY GAS & SUPPLY  
109 E Lexington Way  
Fruita, CO 81521  
(303)858-0767

City of Grand Junction  
Community Development Department

attn; Kathy Portner

ref; building use application

Dear Kathy;

We are anticipating moving our business from Fruita to Grand Junction with the lease on the building located at 1140 South Fifth Grand Junction.

Our anticipated use of this building will include retail sales of welding supplies and related gases. Such products include welding rod, protective clothing, safety apparatus, etc. Gases include Oxygen, Acetylene, Argon, Carbon Dioxide, etc.

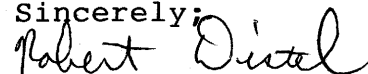
Total number of employees to be at this facility will be three with the definite adding of another by mid-summer of 1995.

Any type of fabrication will be only some light welding be it demonstrations of procedure or building of racks to hold cylinders at customer's location.

There is no outside storage expected with only the parking of company vehicles or possibly a bulk tank but in this instance we always get clearance from the fire department before anything is done because of safety factors.

If any information is needed to finalize this is needed please call any time because a lot of our sales lately have been centered in Grand Junction with the expectation of leasing this building and our customers are anxious for us to be in Grand Junction.

Sincerely:



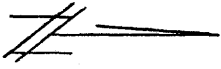
Robert Distel

Original  
Do NOT Remove  
From Office

212 94

1140 South 5th

32'-2"



Showroom

17'-8"

DO NOT REMOVE FROM OFFICE

Bathroom

Office

9'-0"

cylinder storage

Warehouse

212 94

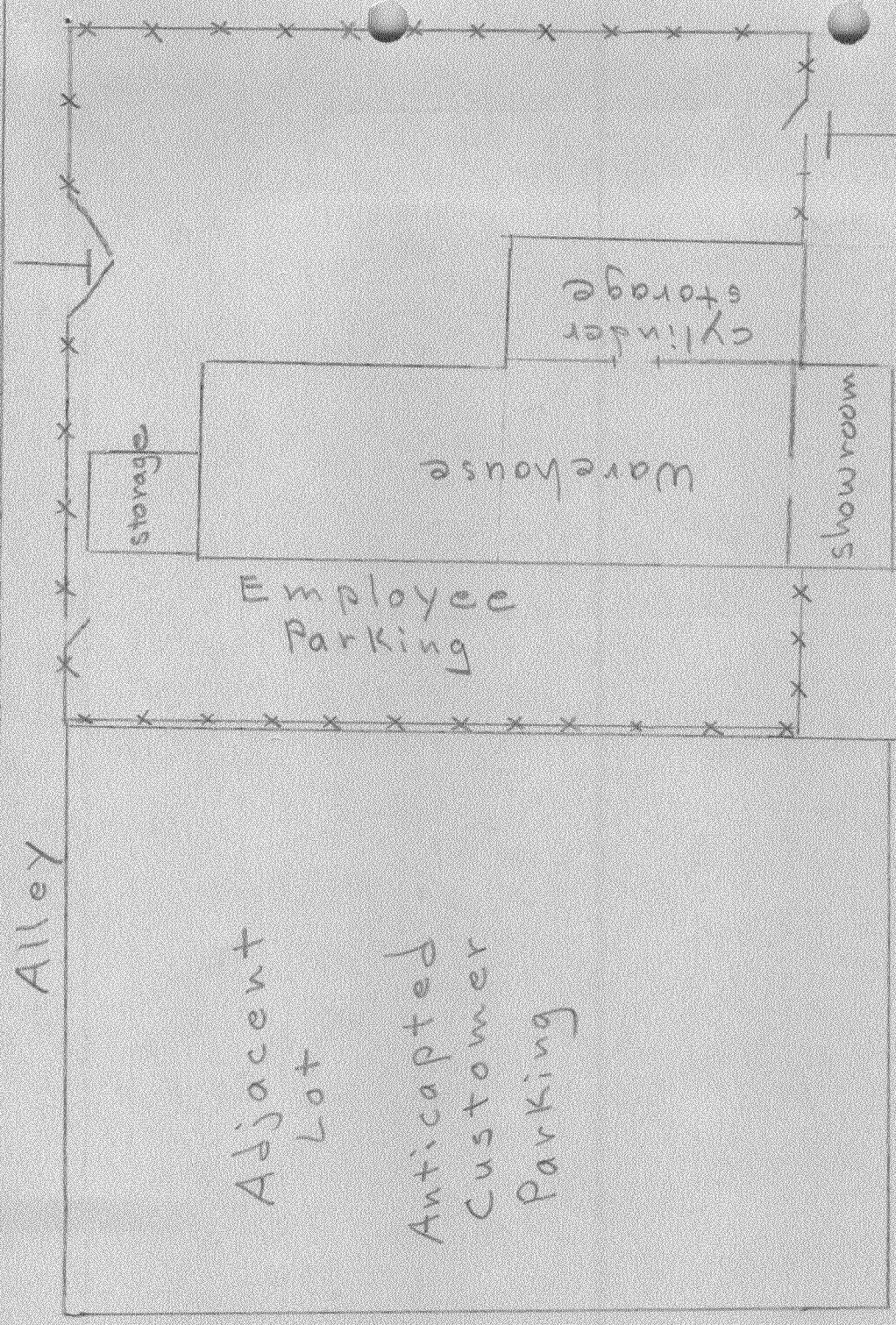
Light Fabricating

50'

6'

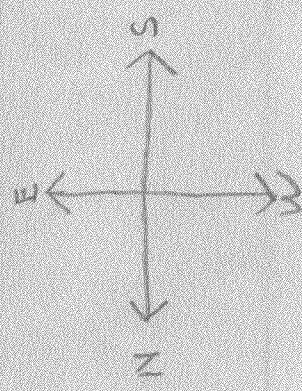
26'-2"

Company Vehicle Access



Original customer vehicle Access  
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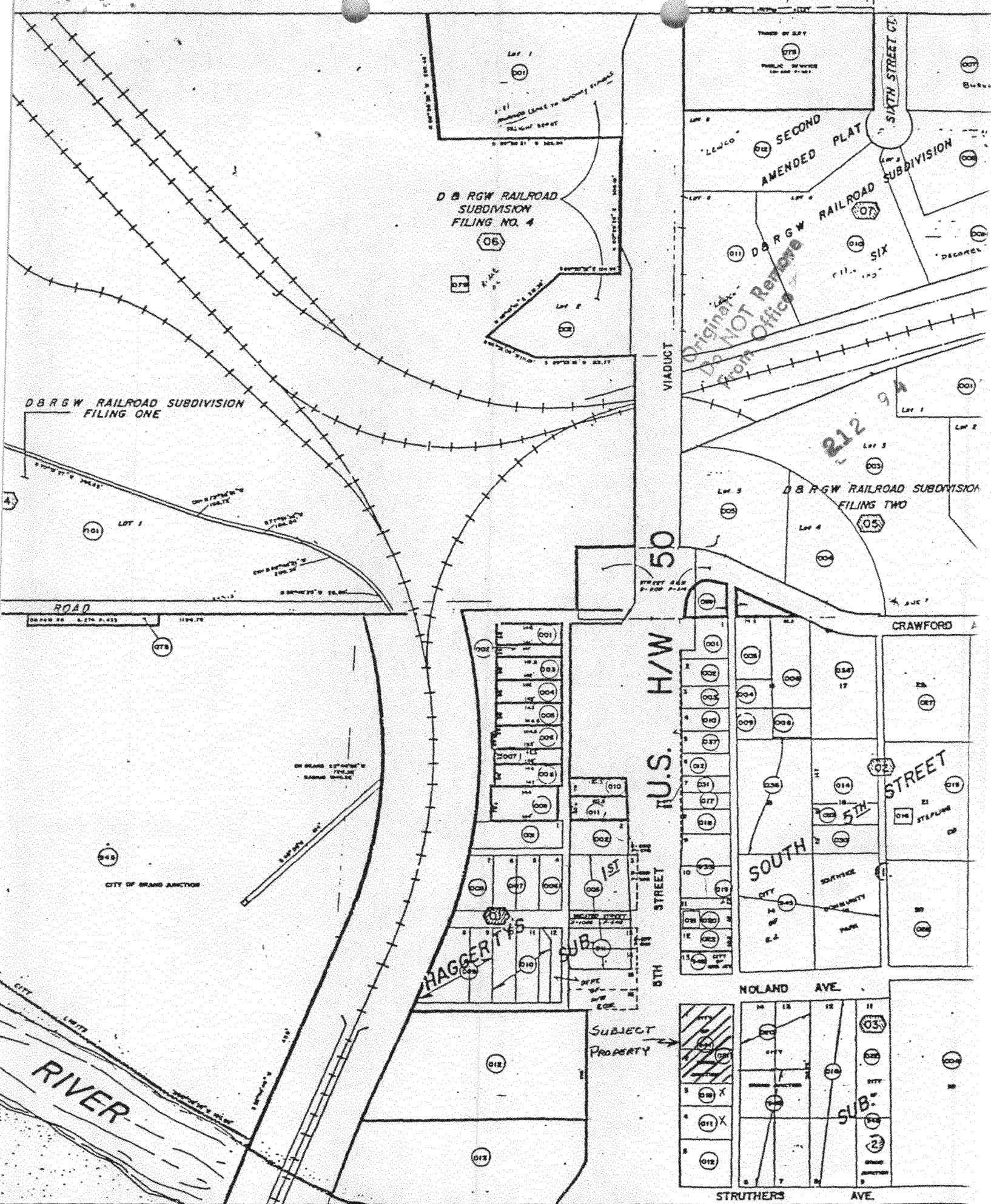
212 94



U.S. H/W 50

Noland Ave





**REVIEW COMMENTS**

Page 1 of 1

**FILE #** 212-94

**TITLE HEADING:** Site Plan Review  
High Country Gas

**LOCATION:** 1140 S. 5th Street

**PETITIONER:** Robert Distel

**PETITIONER'S ADDRESS/TELEPHONE:** 109 E. Lexington Way  
Fruita, CO 81521  
858-0767

**PETITIONER'S REPRESENTATIVE:** Robert Distel

**STAFF REPRESENTATIVE:** Kathy Portner

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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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**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**12/05/94**  
**244-1656**

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No comments provided the light fabrication is as stated in the building use narrative.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**12/08/94**  
**244-1591**

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The Transportation Capacity Payment for this type of business would be \$753.00 based on \$305.60/1000 sq. ft. but the previous roofing business would have required \$944.53 as a single tenant office; thus no Transportation Capacity Payment is required. Need a parking plan, see attached diagram.

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

**12/07/94**  
**244-1414**

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Proposed building and lot use must comply with the Uniform Fire Code and the following specific UFC Articles: 49-Welding and Cutting; 74-Compressed Gases; and 80-Hazardous Materials.

Applicant must submit a site plan and building floor plan showing location of welding operations, locations of indoor and outdoor storage areas for acetylene, oxygen and other compressed gases along with the maximum amounts to be stored and used. If liquid oxygen is to be stored or used, show location and amounts.

MSDS's for all hazardous materials along with maximum amounts on hand must also be submitted.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kathy Portner**

**12/12/94**  
**244-1446**

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See attached comments.

## STAFF REVIEW

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FILE: #212-94  
DATE: December 12, 1994  
STAFF: Kathy Portner  
REQUEST: Site Plan Review--High Country Gas  
LOCATION: 1140 S. 5th Street  
APPLICANT: Robert Distel

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EXISTING LAND USE: Vacant--previously a contracting business

PROPOSED LAND USE: Welding supply sales and light fabrication

### SURROUNDING LAND USE:

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

EXISTING ZONING: I-2

PROPOSED ZONING: I-2

### SURROUNDING ZONING:

NORTH: I-2  
SOUTH: I-2  
EAST: I-2  
WEST: I-2

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### RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

### STAFF ANALYSIS:

The total parking requirement is based on the number of employees for the warehouse and light fabrication use and the square footage of the retail display area. The number of employees as indicated in the narrative is 4. The number of spaces required for the retail display area is 3

based on a showroom area of 544 square feet. Therefore the total number of off-street parking spaces required is 7. The site plan must show how seven spaces will be designated on the site. Please refer to the attached guidelines for parking stall dimensions.

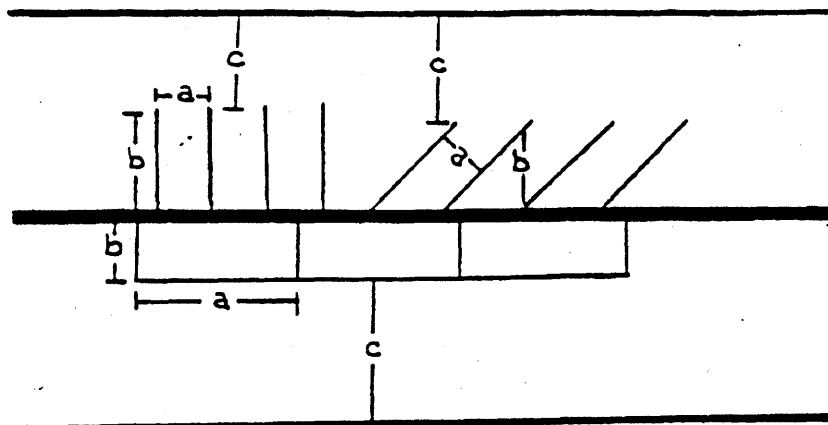
The uses as proposed are allowed in the I-2 zone.

No additional site improvements are required because there is no proposed expansion of the building, nor any addition or expansion of outside display area.

**STAFF RECOMMENDATION:**

A parking plan must be submitted and approved showing the 7 required parking stalls.

<u>PARKING ANGLE</u>	A			B			C		
	<u>STALL WIDTH IN FEET</u>			<u>STALL LENGTH IN FEET</u>			<u>AISLE WIDTH IN FEET</u>		
0°	22.0	22.0	22.0	9.0	9.5	10.0	12.0	12.0	12.0
	9.0	9.5	10.0	18.0	18.0	20.0	11.0	11.0	11.0
	8.5	9.0	9.5	21.0	21.0	21.0	13.0	12.0	11.0
30°	8.5	9.0	9.5	21.0	21.0	21.0	18.0	16.0	15.0
	8.5	9.0	9.5	21.0	21.0	21.0	25.0	23.0	22.0
	8.5	9.0	9.5	19.5	19.5	19.5	28.0	25.0	24.0
45°	8.5	9.0	9.5	18.5	18.5	18.5			
	9.0	9.0	9.5						
	9.5	9.0	9.5						
60°	9.0	9.0	9.5						
	9.5	9.0	9.5						
	9.5	9.0	9.5						
75°	9.5	9.0	9.5						
	9.5	9.0	9.5						
	9.5	9.0	9.5						
90°	9.5	9.0	9.5						
	9.5	9.0	9.5						
	9.5	9.0	9.5						



(Figure F5-5-1K) PARKING STALL AND AISLE DIMENSIONS

STAFF REVIEW

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APPLICANT: Robert Distel

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PROPOSED LAND USE: Welding supply sales and light fabrication

SURROUNDING LAND USE:

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

EXISTING ZONING: I-2

PROPOSED ZONING: I-2

SURROUNDING ZONING:

NORTH: I-2  
SOUTH: I-2  
EAST: I-2  
WEST: I-2

---

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

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The uses as proposed are allowed in the I-2 zone.

No additional site improvements are required because there is no proposed expansion of the building, nor any addition or expansion of outside display area.

**STAFF RECOMMENDATION:**

A parking plan must be submitted and approved showing the 7 required parking stalls.

HIGH COUNTRY GAS & SUPPLY  
1140 S 5th Street  
Grand Junction, CO 81501  
(303)245-2113

City of Grand Junction

attn; Kathy Portner

ref; customer & employee parking plan

Dear Kathy;

Following is a proposed parking plan for customers and employees'.

When we set up the lease with Tim we added to the lease to include the adjoining lot which extends to Noland Ave. We anticipate on using this lot as the parking area.

The only parking on the building lot will be company vehicles and customer pick-up only.

If any more information is needed please contact me at our new phone number of 245-2113.

Sincerely;

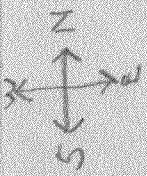
*Robert Distel*  
Robert Distel

12-19-94

P.S. I am also submitting our proposal to the fire department on location of gas storage. This will be complete by the end of the week.

We appreciate your time and effort on this matter.

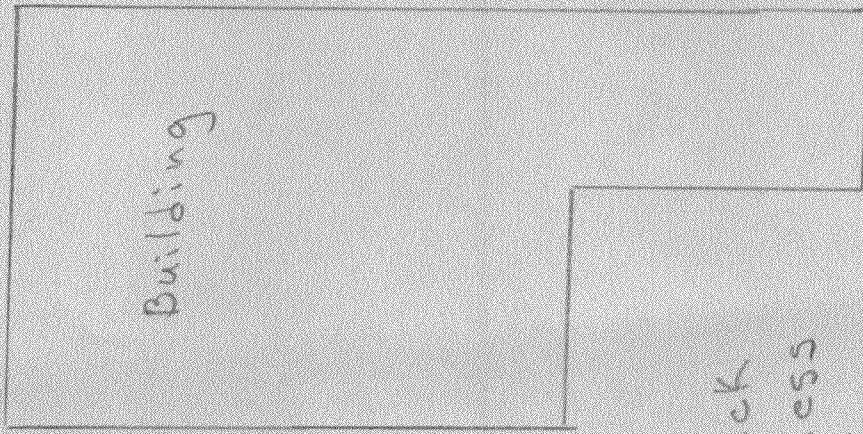




South 5th Street

sidewalk

sidewalk



Building

Truck  
Access  
+  
customer  
Pick-up

1

2

3

4

Customer  
Parking

Employee  
Parking

1

2

3

4

This area is  
not usable

Noland Ave

Entrance

Alley

Alley



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 5, 1995

Robert Distel  
High Country Gas & Supply  
1140 S. 5th Street  
Grand Junction, CO 81501

Dear Mr. Distel:

Thank you for your response to review comments for 1140 5th Street. The parking plan satisfies all Community Development Department and Engineering concerns. I understand from Hank Masterson, City Fire Department, that you are aware of the Fire Code and Building Code requirements and are complying.

Thank you for your cooperation through this process.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner  
Planning Supervisor

*- Any new signs on the building or property will require a sign permit to be obtained from our office*

