

SPP-95-38

GENERAL PROJECT REPORT

Interstate Log Homes, Inc.

~~Mountain View Log Homes~~ is a business that will supply the general public with sectional log homes at affordable prices. Our projected area of sales is a 1,000 mile radius of Grand Junction.

These homes will be engineered and inspected by professional licensed people and built with only quality materials. Only one floor plan and type of construction will be offered. Every home will be built in the same way.

There will be three (3) concrete foundations built at the business site. The homes will be built on these foundations when ordered. When a home is ready for delivery, it will be lifted apart in six (6) pieces and set on trucks with a crane the day before delivery. Another home will be built on foundation to fill the next order.

No house will ever be stored on business property other than on one of the three foundations.

REVIEW COMMENTS

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FILE #SPR-95-38

TITLE HEADING: Site Plan Review - Interstate Log Homes

LOCATION: 2330 Interstate Avenue

PETITIONER: Steven Hauck

PETITIONER'S ADDRESS/TELEPHONE: 6745 Peninsula Road
Collbran, CO 81624
487-3799

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

MESA COUNTY BUILDING DEPARTMENT 2/23/95
Bob Lee 244-1656

Building permits are required for the storage/office building as well as the three (3) foundations. No other concerns at this time.

CITY DEVELOPMENT ENGINEER 2/23/95
Jody Kliska 244-1591

1. Paved parking is required.
2. Drainage Fee - \$5,324
3. Transportation Capacity Payment - \$1,446

GRAND JUNCTION FIRE DEPARTMENT 2/23/95
Hank Masterson 244-1414

This proposal is acceptable to the Fire Department. The existing hydrants in area are adequate. The available fire flow is 1800 GPM based on flow test completed on 9/9/94. The fire flow requirements for buildings on this property are less than 1000 GPM.

CITY UTILITY ENGINEER 2/27/95
Bill Cheney 244-1590

WATER - Ute Water

SEWER - This is part of Grand Junction West Sanitation District and as a result there is an additional tap fee for sewer in the amount of \$4,000 based on a water tap of 1" or less. There is also a \$750 Plant Investment Fee. Both fees are due and payable prior to the issuance of a sewer clearance for a building permit. Contact "Utility Billing" at 244-1513 for more information on the tap fee.

GRAND JUNCTION DRAINAGE DISTRICT
John L. Ballagh

2/28/95
242-4343

There are no Grand Junction Drainage District facilities through Lot 13, Block 1, Interstate Commercial Park.

MESA COUNTY PLANNING DEPARTMENT
Linda Dannenberger

2/27/95
244-1771

1. Landscaping is proposed along Interstate Avenue but none is identified adjacent to I-70. I-70 is a major corridor and some irrigated landscape (including trees) should be placed on the north area of the property.
2. For aesthetic reasons as well, construction materials should be confined to the enclosure.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

3/3/95
244-1446

See attached comments.

STAFF REVIEW

FILE: #SPR-95-38
DATE: March 3, 1995
STAFF: Kathy Portner
REQUEST: Site Plan Review--Log Homes Inc.
LOCATION: 2330 Interstate Avenue
APPLICANT: Steven Hauck

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Home Manufacture

EXISTING ZONING: I-1 Light Industrial

STAFF ANALYSIS:

The proposal for an office/storage building and 3 pad sites for the construction of log homes to be moved upon completion is allowed in the I-1 zoning. The original plat for Interstate Commercial Park indicates there is a variable width highway easement, recorded in Book 863, Page 244, along the I-70 frontage of this property. However, a release of that easement was recorded in Book 1489, Page 400 so that is no longer a limiting factor for the development of this property.

The following issues must be addressed:

1. The landscaping requirement is based on street frontage. The requirement along Interstate Avenue is $132' \times 5 \times .75 = 495$ sq.ft. Because the property also has frontage on I-70 there is a separate landscaping along that frontage of 495 sq.ft. For each of those landscaped areas 1 tree is required and 40% of the area must be in shrub coverage. The landscaped areas must be clearly shown on the site plan with area dimensions and types and sizes of proposed landscaping materials, including ground cover.
2. The parking requirement for this type of use is 1 space per employee on the largest shift, plus ten percent of total employee stalls for visitor parking, plus one space for each vehicle used in the operation of the business. Please indicate the number of

employees expected for the parking requirement to be determined. The required parking area must be paved. The site plan must show the dimensions of the spaces. One handicap space is required.

3. A fence permit will be required for the proposed chain link fence.
4. Sign permits will be required for all proposed signs. The permits must be obtained by a licensed sign contractor. The proposed 32 sq.ft. sign along I-70 and the proposed 15 sq.ft. sign along Interstate Avenue are well within the sign allowance for the property. Please indicate the proposed height for each sign.

