

THIS PROJECT WILL TAKE PLACE ON THE NORTH EAST CORNER OF SIXTH AND NORTH AVENUE IN GRAND JUNCTION, COLORADO. IT WILL INCLUDE ALL OF THE BOGGS MINOR SUBDIVISION. THESE THREE LOTS EACH HAVE ONE BUILDING ON THEM.

THE OBJECTIVE OF THE PROJECT IS TO DEVELOPE A NEW DRYCLEANING, LAUNDRY AND CAR WASH BUSINESS IN THE BUILDING ON LOT ONE. IT WILL REQUIRE THE MODIFICATION OF THE SOUTH FACE OF THE BUILDING TOWARDS NORTH AVENUE, A 3,200 SQUARE FOOT INTERIOR REMODEL ALONG WITH REPLACING A PREVIOUS ADDITION ALONG 6TH STREET WITH ONE SPECIFICALLY DESIGNED FOR A CAR WASH. UPON COMPLETION OF THIS BUILDING AND RECEIVING A TEMPORARY FINAL INSPECTION AND TEMPORARY CERTIFICATE OF OCCUPANCY WE WOULD MOVE EQUIPMENT INTO THE AREA AND TRANSITION USE FROM THE EXISTING BUILDING ON LOT TWO. BOTH BUSINESSES WOULD OPERATE AT THE SAME TIME DURING THIS PERIOD.

WHEN A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY IS ISSUED WE WOULD REMOVE THE BUILDING FROM LOT TWO AND COMPLETE PAVING AND LANDSCAPING OF THE PROPERTY.

TWO CURB CUTS ON NORTH AVENUE, HIGHWAY 6, WOULD BE CLOSED. ADDITIONALLY APX 180 FEET OF OVER 250 FEET OF OPEN GUTTER ALONG SIXTH STREET WILL BE CLOSED.

LOT THREE REMAINS THE SAME USE AS VALLEY VISION CENTER AND HAS THE SAME REQUIRED EIGHT PARKING SPACES WITH THE ADDITION OF A LARGE HANDICAPPED PARKING SPACE AND NEW HANDICAPPED RAMP TO THE FRONT DOOR.

BUILDING ONE WILL HAVE EIGHT REGULAR PARKING SPACES AND ONE LARGE HANDICAPPED PARKING SPACE ALONG WITH ROOM FOR FOUR CARS STACKED IN EACH OF LANES ONE AND TWO AND AN ADDITIONAL NINE PARKING SPACES ON THE NORTH SIDE OF THE BUILDING. THE DRYCLEANING AND LAUNDRY OPERATION AT THIS TIME AVERAGES ABOUT 100 CUSTOMERS A DAY DURING OUR 10½ HOURS OF OPERATION WITH AN AVERAGE OF LESS THEN ONE CAR EVERY SIX MINUTES WHICH ARE MORE EVENLY SPREAD ACROSS THE HOURS OF OPERATION THEN SAY A RESTAURANT.

WE EXPECT APPROXIMATELY 90% OF OUR CUSTOMERS TO BE WAITED ON WITHOUT THEM LEAVING THEIR CARS. THE TRAFFIC FLOW OFF OF NORTH AVENUE UNTO SIXTH AND BACK ONTO SIXTH AND NORTH AVENUE HAS BEEN DESIGNED WITH THE SAFEST AND MOST FUNCTIONAL FLOW POSSIBLE. EVEN IF THE BUSINESS WERE TO DOUBLE VOLUME TO ONE CAR EVERY THREE MINUTES THIS PARKING AND TRAFFIC FLOW WOULD WORK VERY GOOD.

THE CAR WASH IS DESIGNED AS AN EXTERIOR ONLY AND ALSO KEEPS THE CUSTOMERS INSIDE THEIR CARS. IT WILL BE ABLE TO PUT A CAR THROUGH EVERY MINUTE. JUST PUT YOUR CAR IN NEUTRAL, IT'S PULLED THROUGH, WASHED, WAX AND THE TIRES COATED IN ONE FLUID MOVE FROM START TO FINISH, PUT IT IN DRIVE AND PULL ONTO SIXTH STREET WITH A SMILE AND A CLEAN CAR OR TURN LEFT AND YOU CAN LEAVE WITH THE ADDITION OF YOUR CLEANED CLOTHES. BESIDES THE CARS IN THE TUNNEL THERE IS ROOM FOR STACKING SIX CARS ON THE LOT IN THE CAR WASH LANE SINGLE FILE.

THE NORMAL DAY TO DAY OPERATION OF THE CAR WASH IS HANDLED BY ONE PERSON, THE DRYCLEANING AND LAUNDRY OPERATION IS FIVE PEOPLE AND THE VALLEY VISION CENTER HAS THREE EMPLOYEES INCLUDING THE OPTOMETRIST.

THERE ARE NOT ANY PARKING SPACES FOR VEHICLES IN THE CAR WASH REQUIRED. THEY ARE EITHER IN A MOVING LINE WAITING TO BE WASHED, BEING WASHED OR DRIVING AWAY FROM THE CAR WASH. IT IS AN EXTERIOR ONLY AND THEY STAY IN THEIR CAR DURING THE ENTIRE EVENT.

THE DRYCLEANING AND LAUNDRY OPERATION AVERAGES LESS THEN 100 CUSTOMERS A DAY WITH LESS THEN ONE CAR EVERY 6 MINUTES AS AN AVERAGE. THREE CUSTOMERS AT A TIME DURING HIGHER CONCENTRATIONS AND FIVE WOULD BE EXTREMELY UNUSUAL OCCURRING TWICE A DAY FOR UNDER TWO MINUTES

THE EYEWEAR BUSINESS IS AN EXTREMELY LOW CUSTOMER VOLUME. ONE CUSTOMER EVERY 15 MINUTES OR LESS. A MUCH HIGHER DOLLAR PER CUSTOMER BUSINESS.

...IF BUSINESS/TRAFFIC VOLUME DOUBLED...

PROJECTION OF TRAFFIC AND PARKING REQUIREMENTS
IF ALL OF THE BUSINESSES ON THIS PROPERTY DOUBLE.

CAR WASH:

2 EMPLOYEES

CUSTOMERS:

DRIVE THROUGH ONLY

DRY CLEANING AND LAUNDRY:

10 EMPLOYEES

6 TO 10 MAX. LANE 1 & 2

VALLEY VISION:

WILL HOLD 8 CARS

5 EMPLOYEES

2 TO 3 CUSTOMERS

THERE ARE 25 PARKING SPACES FOR 17 EMPLOYEES AND
3 CUSTOMERS WHICH ALLOWS 5 REGULAR PARKING SPACES
AND 8 MORE SPACES IN STACKING IN LANES ONE AND TWO
FOR THE 10 CLEANING CUSTOMERS AT PEAK. THERE WOULD
BE 3 PARKING SPACES LEFT OVER IF ALL THE BUSINESSES
DOUBLED THIER VOLUME. PLUS TWO HANDICAPPED SPACES.

LANDSCAPING:

AROUND THE ENTIRE PERIMETER WILL BE A FIVE FOOT PEDESTRIAN SIDEWALK BACKED BY APX THREE FEET OF GRASS. AS INDICATED BY THE ATTACHED DRAWING THERE WOULD BE UPTO A TEN FOOT DEPTH AT THE CORNER OF SIXTH AND NORTH AVENUE AND THEN A FIFTEEN FOOT WIDTH ALONG THE REPLACED ADDITION WHERE THE CAR WASH WILL BE ALL THE WAY TO GLENWOOD AVENUE.

A FOUR TO FOUR AND ONE HALF FOOT HIGH VERTICLE TUBE FENCE WITH SECURITY THROUGH DESIGN BE INCOPORATED FROM THE EXIT OF THE CAR WASH, THE EXTREME SOUTHWEST CORNER OF BUILDING 1, OUT TO THE SIDEWALK ON SIXTH STREET, NORTH TO GLENWOOD THEN EAST TO THE AJOINING OLD SAFEWAY PROPERTY. THE TWO GLENWOOD CURB CUTS WOULD HAVE GATES. STARTING BEHIND THE GRASS AND AT THE OLD SAFEWAY BUILDING AN EIGHT FOOT HIGH MASONARY PRIVACY FENCE EAST AND CIRCLING WITH THE PARKING ON THE NORTH SIDE OF BUILDING ONE AS INDICATED ON THE ATTACHED DRAWING. WE WOULD WANT A LARGE GARAGE TYPE DOOR AND A REGULAR SIZED DOOR IN THE WEST PRIVACY FENCE. FOR ACCESS TO THAT AREA.

SIGNAGE:

ENCLOSED IS A DESIGN PLAN FOR THE FRONT OF THE BUILDING FACING SOUTH TOWARDS NORTH AVENUE. IT INCORPORATES FOUR WINDOW DESIGNS. STARTING ON THE LEFT IS A DISPLAY AREA TO CELEBRATE VARIOUS EVENTS SUCH AS VALENTINE'S DAY, CHRISTMAS, ETC, OR SHOW ITEMS THAT WE CLEAN OR SELL TO THOSE CUSTOMERS DRIVING THROUGH LANES ONE AND TWO DROPPING OFF CLOTHING. THE NEXT WINDOW IS TO BE DESIGNED AS A HUGH WASHING MACHINE TO ADD INTREST TO ANY WAIT THAT SOME CUSTOMER MAY EXPERIENCE. BETWEEN THIS WINDOW AND OUR ACTUAL OFFICE WILL BE A REPLICAL OF A HUGH BASKETBALL HOOP. IT WILL BE A BASKET TO HOLD CLOTHING. IT WILL BE APX THREE FEET HIGH AND FIVE FEET IN DIAMETER WITH A CLEAR PLASTIC BACKBOARD. IT'S PURPOSE IS FOR CUSTOMERS THAT HAVE BOUGHT OUR NYLON BAGS FOR QUICK DROP WILL BE ABLE TO THROW THEIR BAGS IN THIS BASKET FROM THEIR CAR. THEIR NAMES, ADDRESSES AND PHONE NUMBERS ARE ON BAR CODED TAGS WITH EACH BAG AND LIMITS OR ELIMINATES THEIR NEED FOR A STAFF PERSONS ASSISTANCE WHEN THEY DROP ITEMS OFF. THERE WILL ALSO BE A 24 HOUR DROP BUILT INTO THE FRONT OF THE BUILDING.

THE NEXT WINDOW IS THE ACTUAL ENTRANCE AND OFFICE AREA. IT'S DESIGNED FOR BOTH GOOD AND BAD WEATHER. DURING GOOD WEATHER A COUNTER WILL BE TAKEN OUTSIDE WITH A COMPUTER SYSTEM TO WAIT ON CUSTOMERS CURBSIDE. IN BAD WEATHER THE COUNTER WILL BE INSIDE THE TRI-ANGULAR AREA TO PROTECT THE COMPUTER, TICKETS AND CLOTHING. THE FAR RIGHT WINDOW OPENING IS A CLEAR POLYCARBONATE DOOR FOR MOVING ANYTHING OF SIZE IN AND OUT OF THE BUILDING. WE HOPE THAT EACH OF THESE WINDOW DESIGNS ADD INTEREST TO CUSTOMERS PICKING-UP AND DROPPING OFF CLOTHING; HOWEVER, THIS AREA IS 135 FEET AWAY FROM NORTH AVENUE AND BEHIND THE PARKING LOT. WE SINCERELY HOPE THAT IT IS NOT SEEN AS SIGNAGE BUT OFFER IT THROUGH REQUEST AND TO ELIMINATE A MISUNDERSTANDING OF WHAT WE'RE TRYING TO ACCOMPLISH.

TO THE FAR LEFT OF THE BUILDING AGAINST SIXTH STREET IS A TALL TOWER PREVIOUSLY USED FOR A SIGN. WE ARE CONSIDERING USING IT FOR A "PLANET LIKE BALL" THAT WOULD HAVE THE NAME "BOGGSIES" ON IT...ADDITIONALLY ON THE FACE OF THE BUILDING THERE WOULD BE THE WORDS NORTH AVENUE(VERY SMALL) AND THEN LARGE LETTERS.... DRYCLEANING AND LAUNDRY

ON SIXTH STREET ON THE SIDE OF THE CAR WASH BUILD-
ING WOULD BE AN ARROW POINTED AT GLENWOOD WITH THE
WORDS "CAR WASH ENTRANCE". ON GLENWOOD THERE WOULD
BE A SIGN DESIGNATING THE ENTRANCE BY THE WESTERN
CURBCUT AND EXIT BY THE EAST CURBCUT. THERE WOULD
ALSO BE TWO "EXIT" SIGNS AT THE EXIT OF THE CAR
WASH.

WE WOULD USE ARROWS PAINTED ON THE PAVEMENT FOR LANES
ONE AND TWO AND TRAFFIC FLOW INTO AND OUT OF THE
PARKING LOTS.

KATHERINE PORTNER, AICP

PLANNING SUPERVISOR

BEACUSE OUR PROJECT ENVOLVES THE CLOSURE OF TWO CURB CUTS AND CHANGE IN TRAFFIC FLOW I HAVE ADDED A LANDSCAPE DESIGN MAP WITH APPROPRIATE INFORMATION TO THE CDOT PACKET. ADDITIONALLY, THE REQUEST FOR TWO FENCES ON THE NORTH SIDE OF THE PROPERTY WILL BE CLOSE TO A FIRE HYDRANT AND FIRE TRUCK HOOKUP ON THE BUILDING. I HAVE INCLOSED A LANDSCAPE MAP AND PICTURE OF THE AREA TO AID IN THEIR REVIEW OF THE PROJECT. COPIES OF THE COVER LETTERS TO BOTH CDOT AND THE FIRE DEPARTMENT ARE ATTACHED TO THE COMMUNITY DEVELOPMENT PACK.

IT'S OUR DESIRE TO DEVELOPE A FIRST CLASS PROJECT AND SUBSEQUENTLY UNDERSTAND OUR NEED TO BE ABLE TO WORK WITH ALL OF THE AGENCIES INVOLVED. WE KNOW THAT WE WILL NEED TO COME BACK PERIODICALLY DURING THE PROJECT WITH SITUATIONS THAT NEED TO BE CONSIDERED AND FROM TIME TO TIME BE CHANGED.

OUR LOAN PACKAGES ARE NOT YET COMPLETED AND
SUBSEQUENTLY WE HAVE NOT RECIEVED FINANCING
FOR THIS PROJECT. CHANGES MAY NEED TO BE MADE.

NEAR THE END OF THE PROJECT WHEN WE ARE ABLE TO
DO AWAY WITH THE TRANSFORMERS FEEDING THE OLD
BUILDING WE CAN ALSO ELIMINATE THE OLD DOCK
BETWEEN THE NEW PROJECT BUILDING #1 AND THE
VALLEY VISION BUILDING. WE OF COURSE WILL
WANT TO UTILIZE THAT AREA. WE HAVE IN MIND A
DECK BETWEEN THE TWO THAT WOULD SERVE AS A
LANDING FOR THE NEW STAIRWAY THAT WILL HAVE TO
BE CONSTRUCTED BECAUSE THE PRESENT STAIRWAY
RÊST ON TOP OF THE DOCK. WE ARE POSSIBLY
INTRESTED IN CLOSING THE BOTTOM OF THIS OFF
FOR SECURITY REASONS WHICH IN EFFECT MAKE IT
INTO A GARAGE.

WE ARE ALSO INTRESTED IN A CANOPY OVER THE TOP
OF THE OUTSIDE WALKWAY WHERE OUR EMPLOYEED WILL
BE WAITING ON PEOPLE IN THEIR CARS.

WE HAVE TRIED TO DESCRIBE OUR CONCEPTUAL IDEAS AS
ACCURATELY AS POSSIBLE AND LOOK FORWARD TO AN
OPEN EXCHANGE OF IDEAS TO MAKE THIS PROJECT THE
BEST POSSIBLE FOR OUR COMMUNITY.

PLEASE FEEL FREE TO CALL ME IF THERE IS ANY
ADDITIONAL INFORMATION NEEDED FOR THE AGENCY
REVIEWS THAT I CAN PROVIDE.

THANK YOU FOR YOU COURTEOUS AND THOUGHTFUL HELP.

SINCERELY

TERRY BOGGS

REPRESENTATIVE / PETITIONER

CDOT

10 JULY 95

COLORADO DEPARTMENT OF TRANSPORTATION

ATTN: REVIEW AGENCY

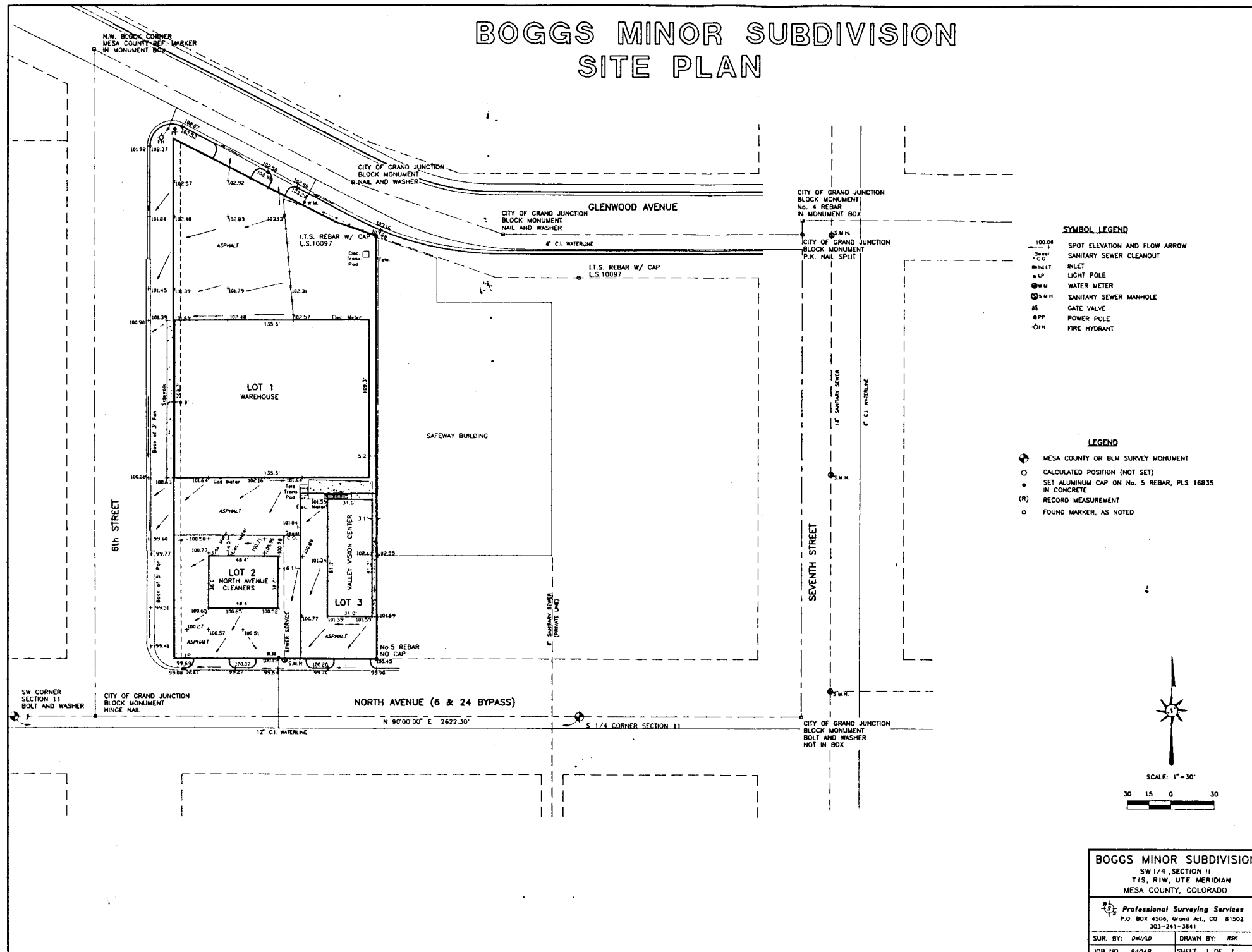
WE ARE PROPOSING TWO CURB CUT CLOSURES ON STATE HIGHWAY 6 & 24 BYPASS AT 604 & 616 NORTH AVENUE IN GRAND JUNCTION, COLORADO WHICH WILL REDUCE INGRESS AND EGRESS OF THIS STATE HIGHWAY AND PLACE THAT TRAFFIC UNTO THE CITY OF GRAND JUNCTIONS 6TH STREET.

YOU WILL NOTE THREE CURB CUTS AT THIS LOCATION ON THE ENCLOSED SITE PLAN. WE HAVE ADDED TO YOUR INFORMATION A PROPOSED LANDSCAPE DESIGN AND TRAFFIC FLOW PATTERN MAP SHOWING THE RESULTING CHANGE THAT THIS PROPOSAL WOULD MAKE TO AID IN YOUR REVIEW PROCESS.

GRAND JUNCTION, COLORADO
FIRE DEPARTMENT
REVIEW AGENCY

IN SPECIAL CONSIDERATION OF A PROPOSED 4½ FOOT
HIGH SECURITY FENCE AT THE CORNER OF SIXTH AND
GLENWOOD AND A EIGHT FOOT HIGH PRIVACY FENCE IN
THAT AREA WITH BOTH A FIRE HYDRANT AND A DOUBLE
SINGLE POINT FIRESPRINKLER PRESSURE ASSIST HOOK-
UP ON THE BUILDING WE HAVE ENCLOSED AN ADDITIONAL
LANDSCAPE MAP AND ARTISTIC PRESENTATION TO AID IN
YOUR REVIEW OF THE PROJECT.

BOGGS MINOR SUBDIVISION SITE PLAN



SYMBOL LEGEND

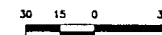
- 100.04 SPOT ELEVATION AND FLOW ARROW
- Sanitary Sewer SANITARY SEWER CLEANOUT
- INLET INLET
- Light Pole LIGHT POLE
- Water Meter WATER METER
- Sanitary Sewer Manhole SANITARY SEWER MANHOLE
- Gate Valve GATE VALVE
- Power Pole POWER POLE
- Fire Hydrant FIRE HYDRANT

LEGEND

- Mesa County or Blm Survey Monument
- Calculated Position (Not Set)
- Set Aluminum Cap on No. 5 Rebar, PLS 16835 in Concrete
- Record Measurement
- Found Marker, as Noted

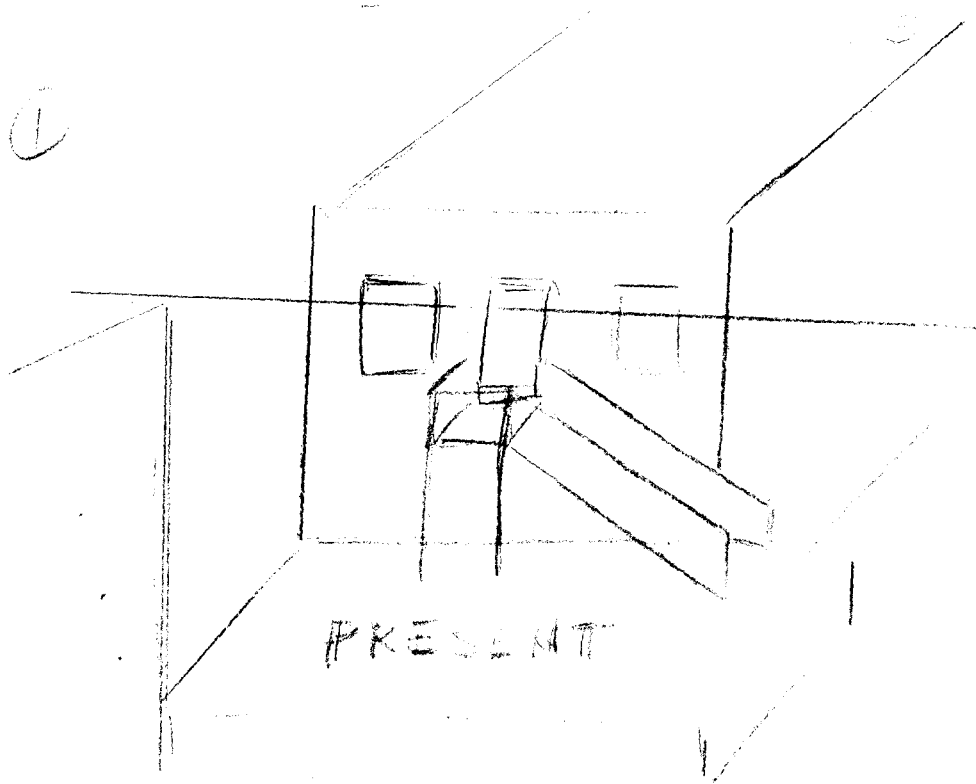


SCALE: 1" = 30'

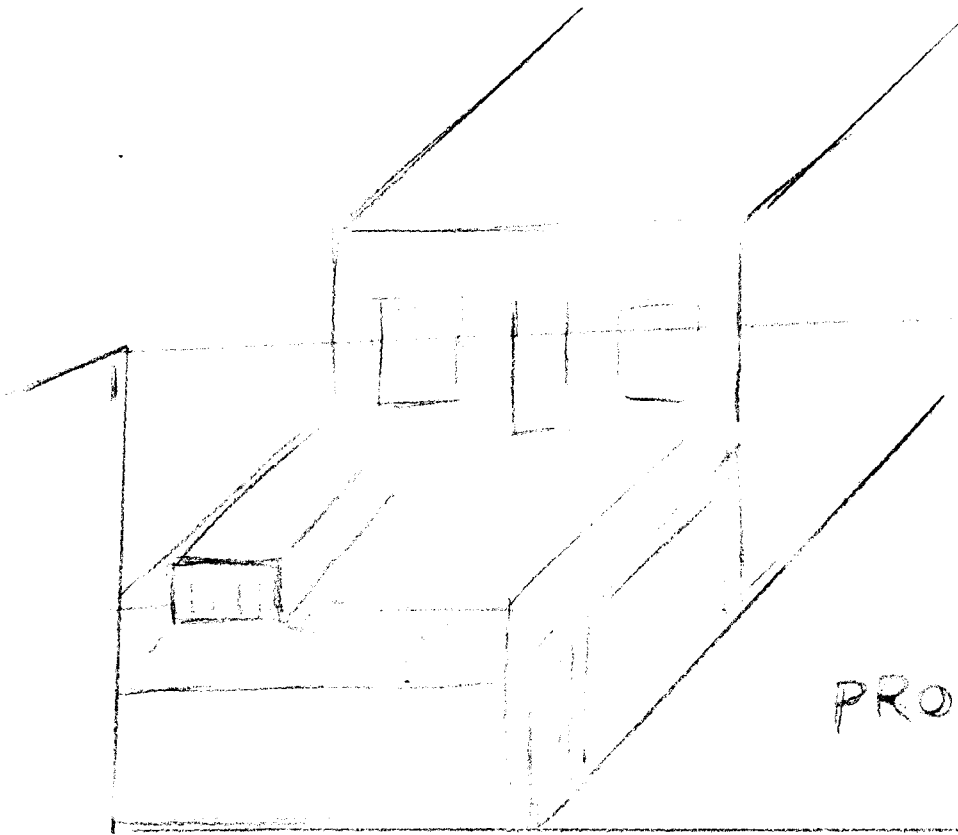


BOGGS MINOR SUBDIVISION	
SW 1/4, SECTION 11 T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO	
Professional Surveying Services P.O. BOX 4506, Grand Jct., CO 81502 303-241-3841	
SUR. BY: DMJ/AD	DRAWN BY: RSK
JOB NO. 94048	SHEET 1 OF 1

①

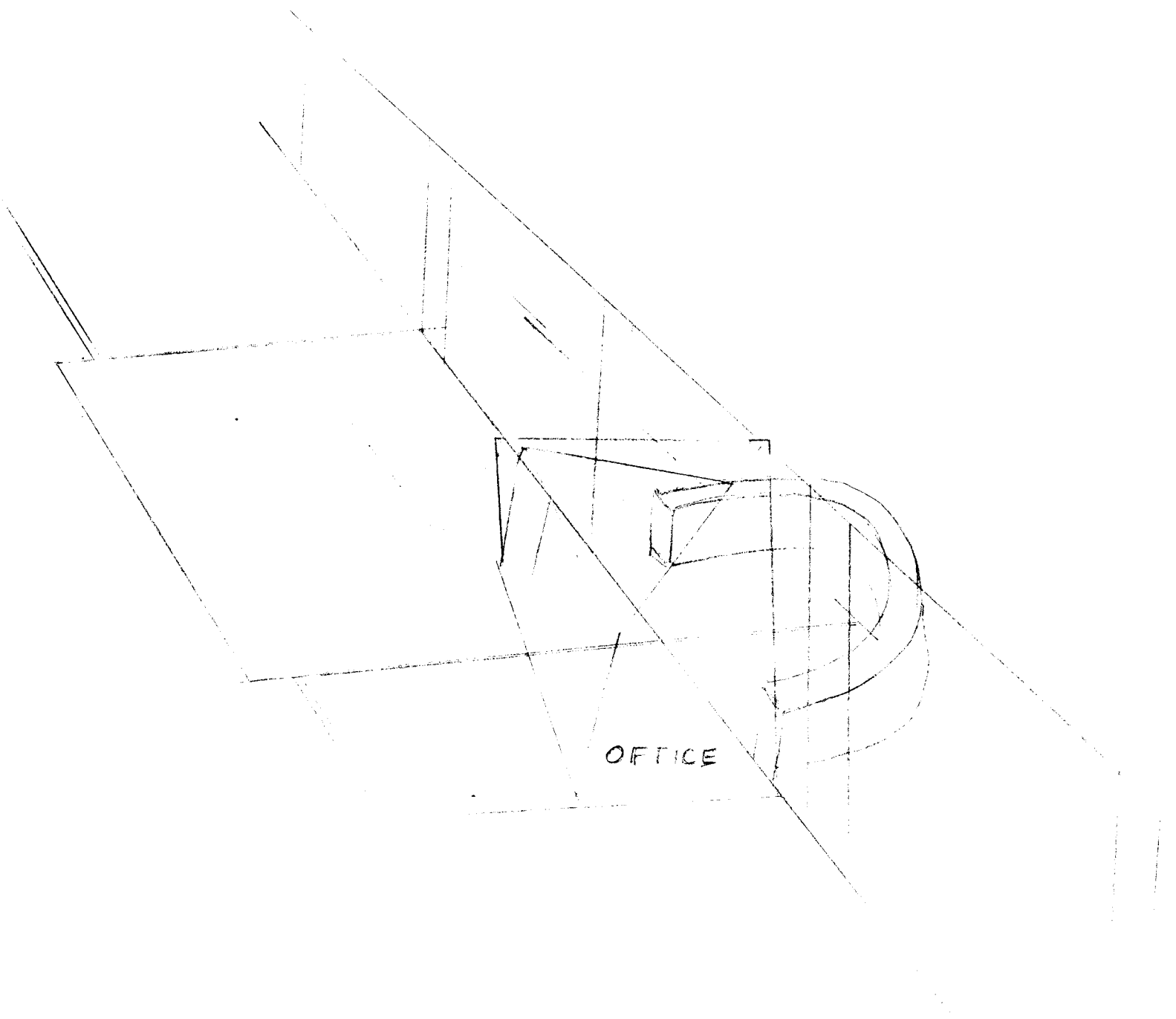


PRESENT

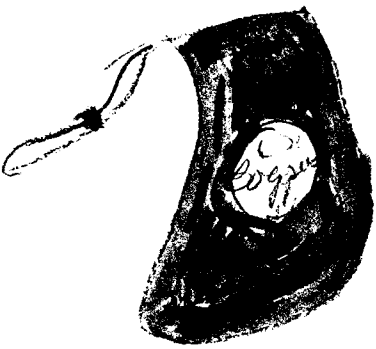
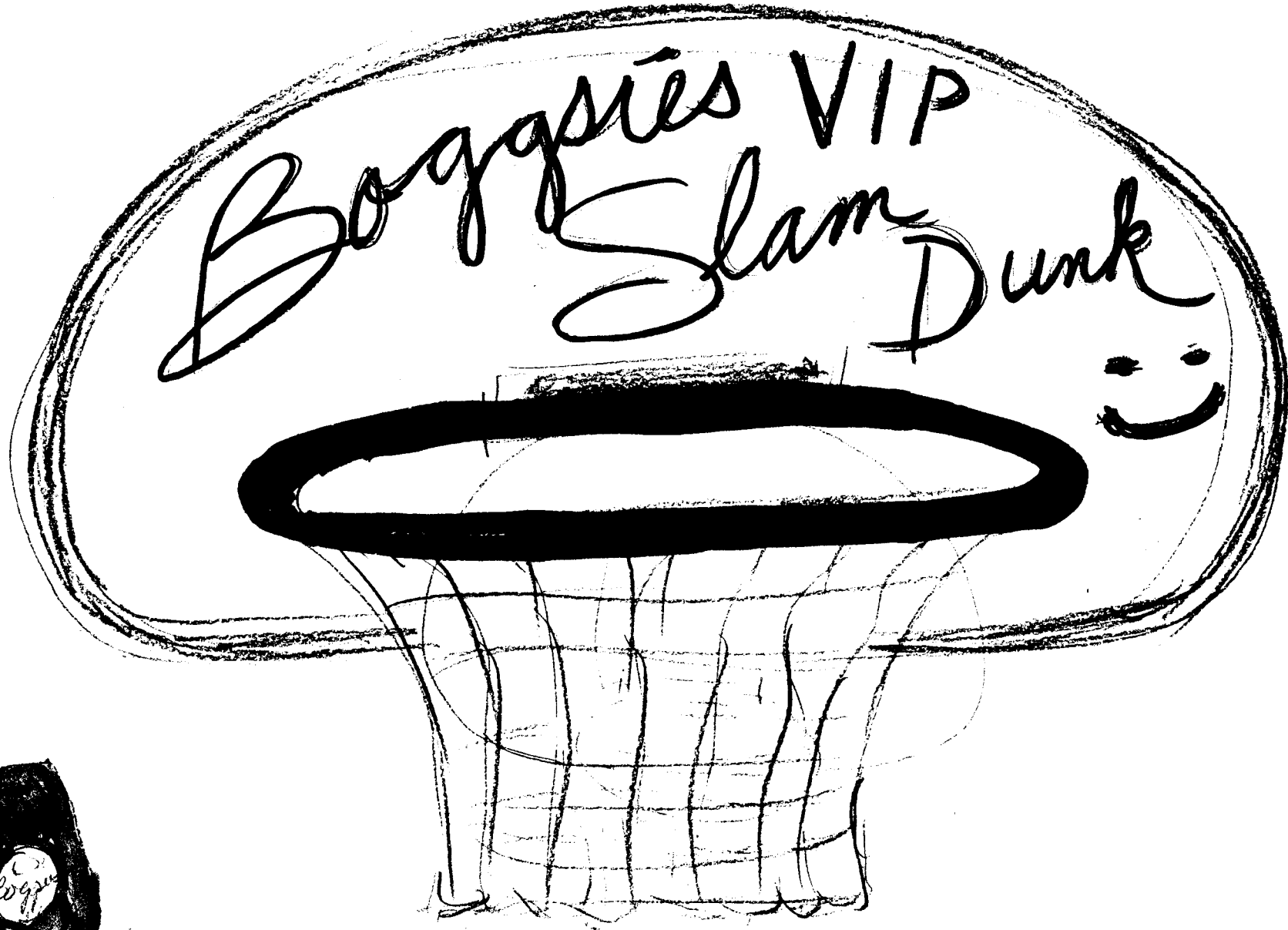


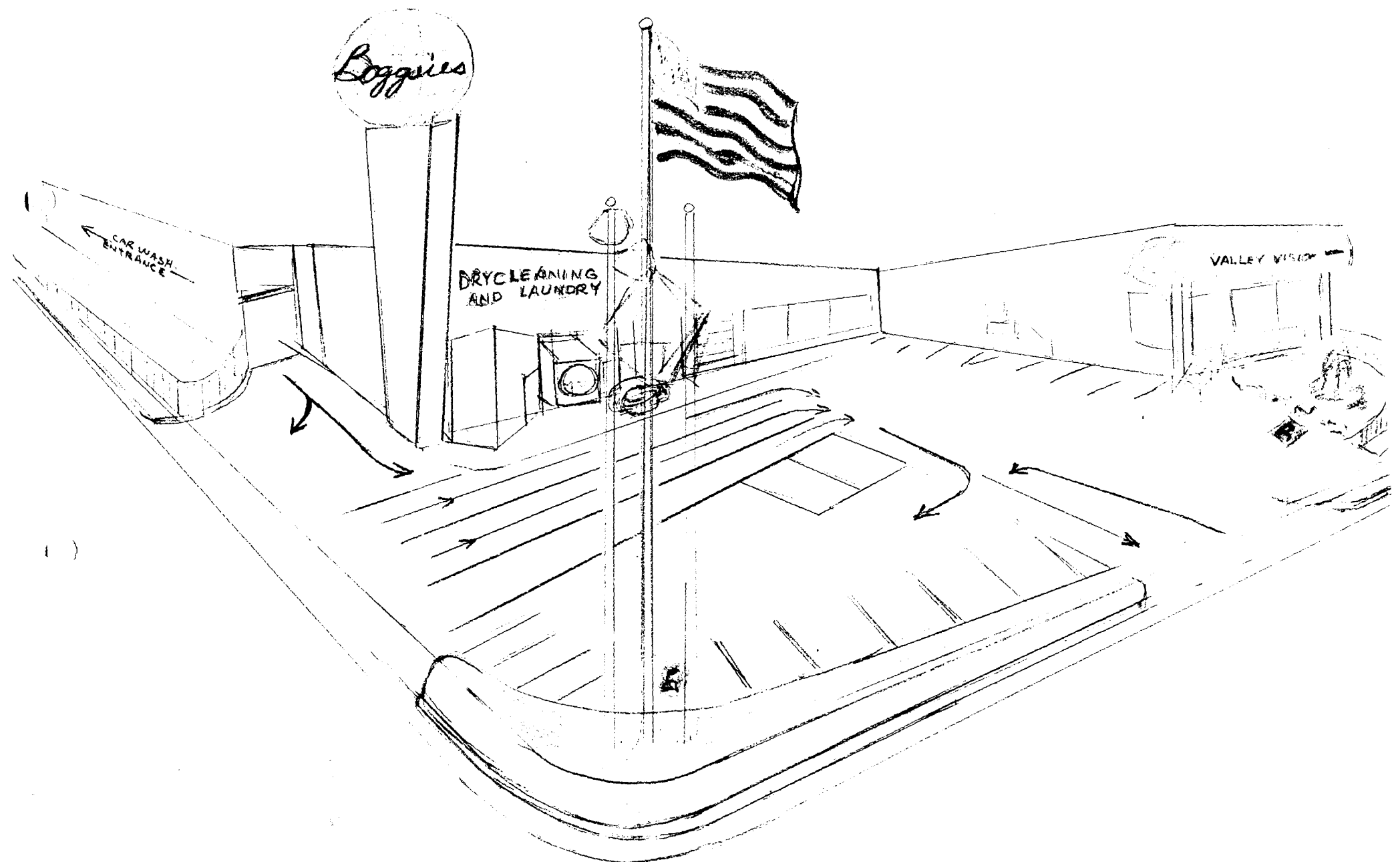
PROPOSED

(2)



OFFICE





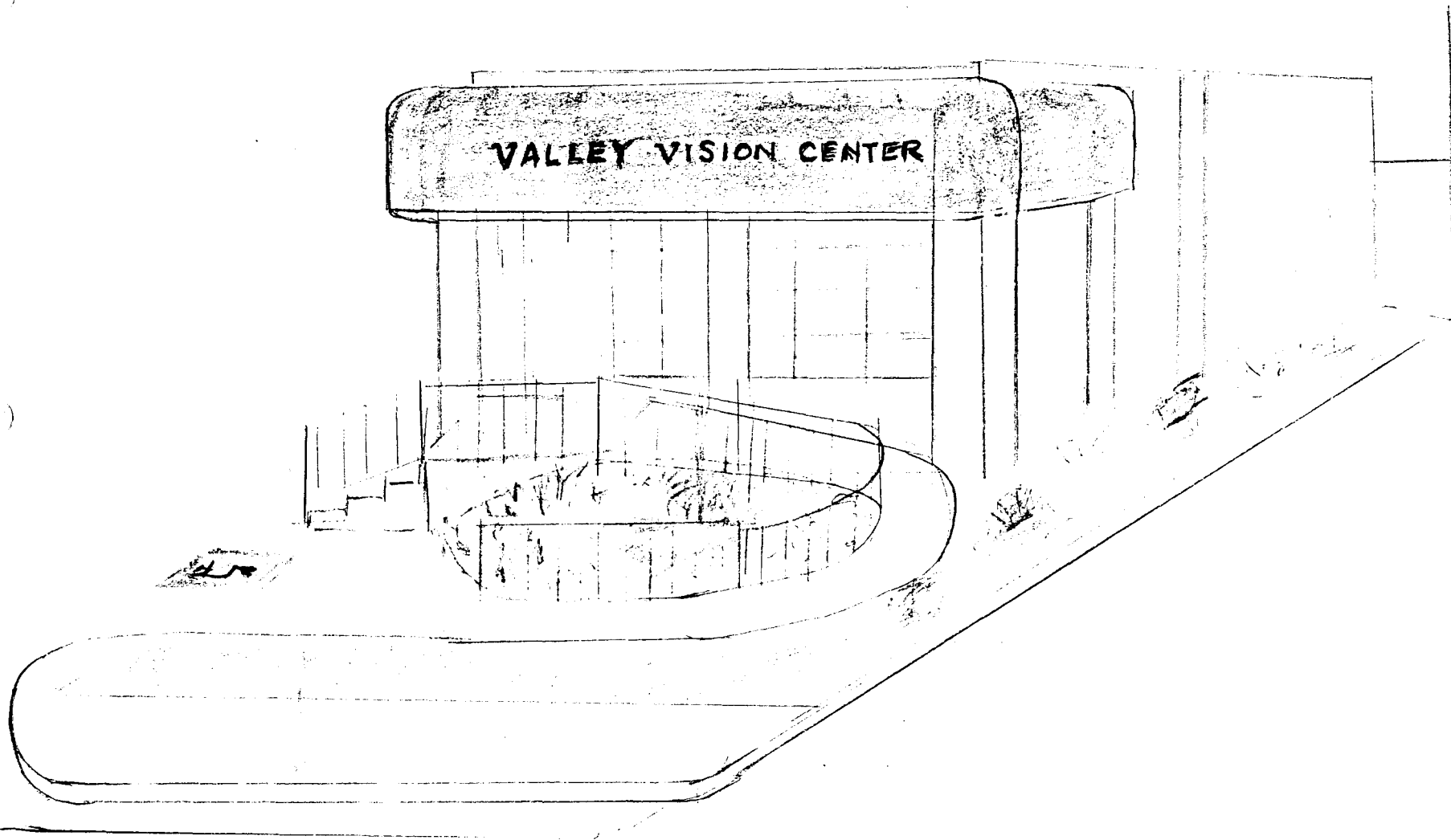
Loggies

CAR WASH ENTRANCE

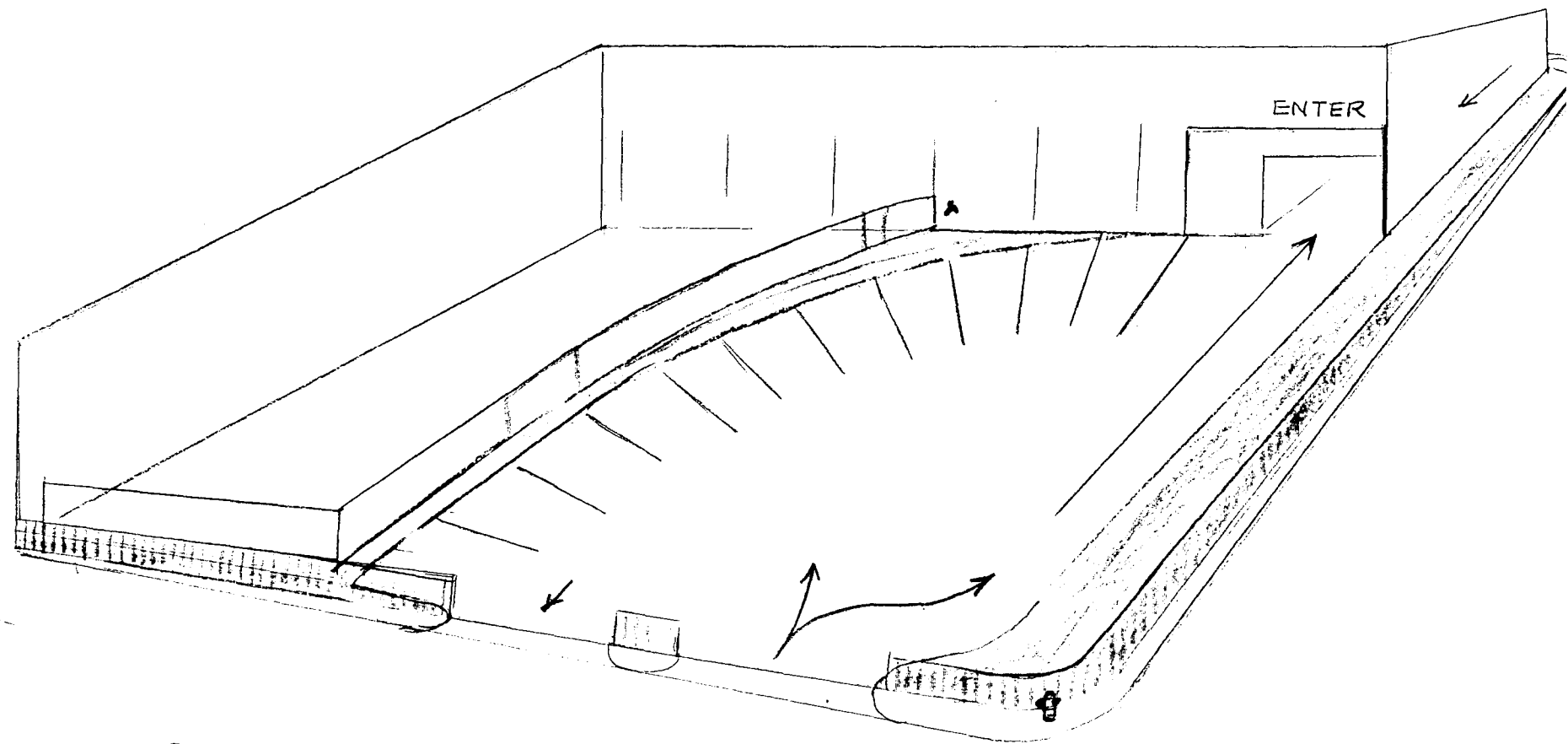
DRY CLEANING AND LAUNDRY

VALLEY VISION

()

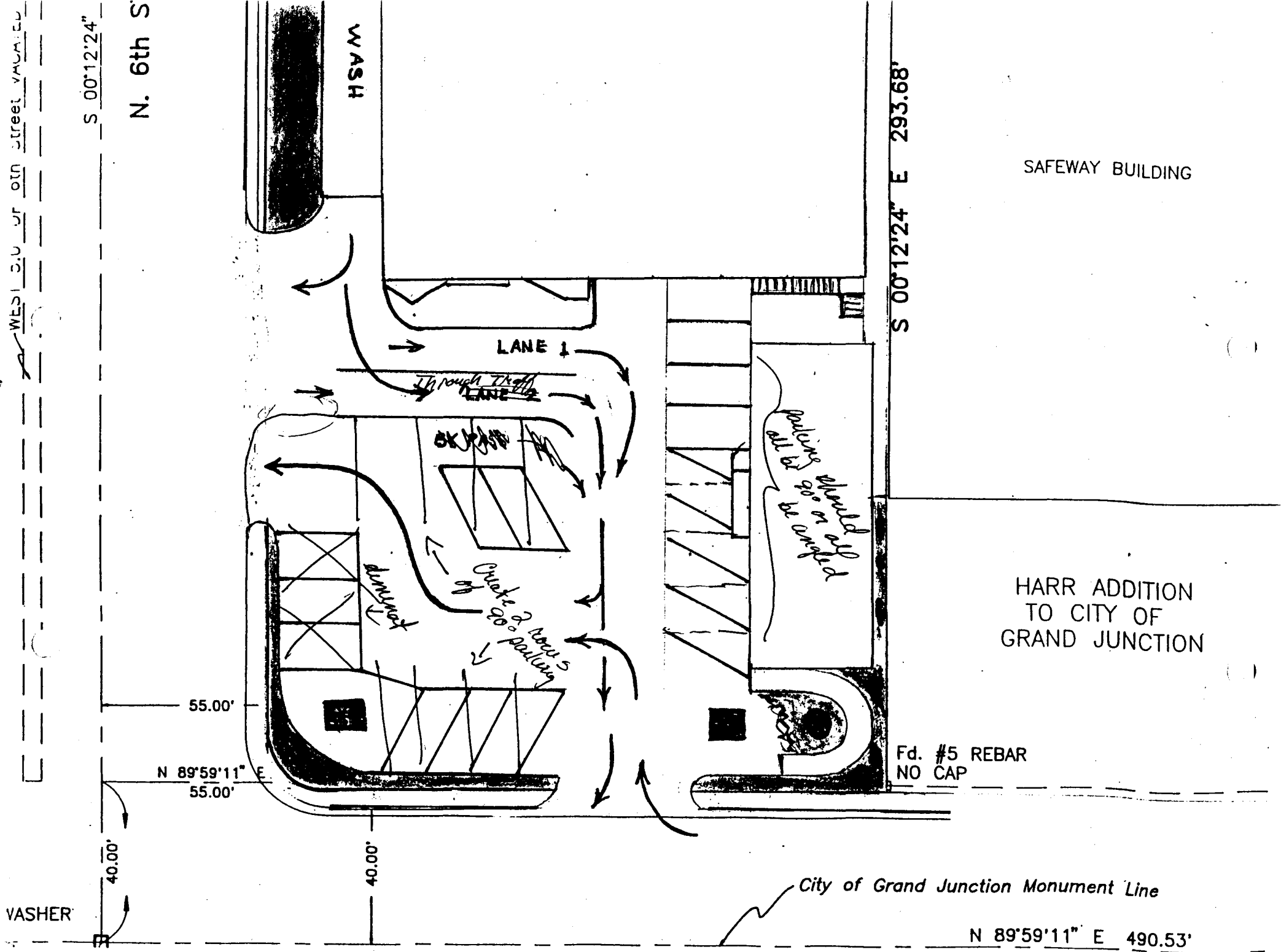


()



ENTER

GLENWOOD



WEST 3.0 OF 01N Street VASHER

S 00°12'24" E

N. 6th S

WASH

LANE 1

Through Traffic
LANE 2

S 00°12'24" E 293.68'

SAFEWAY BUILDING

HARR ADDITION
TO CITY OF
GRAND JUNCTION

55.00'

N 89°59'11" E

55.00'

Fd. #5 REBAR
NO CAP

40.00'

40.00'

VASHER

City of Grand Junction Monument Line

N 89°59'11" E 490.53'

BOGGS MIN

BLOCK MONUMENT
MESA COUNTY REF. MARKER
IN MONUMENT BOX

60' R.O.W. FOR GLENWOOD AVENUE
BOOK 558, PAGE 329

HIGH SCHOOL ADDITION

SEE ORIGINAL FILE

15.00'

55.00'

463.39'

REET

CAR

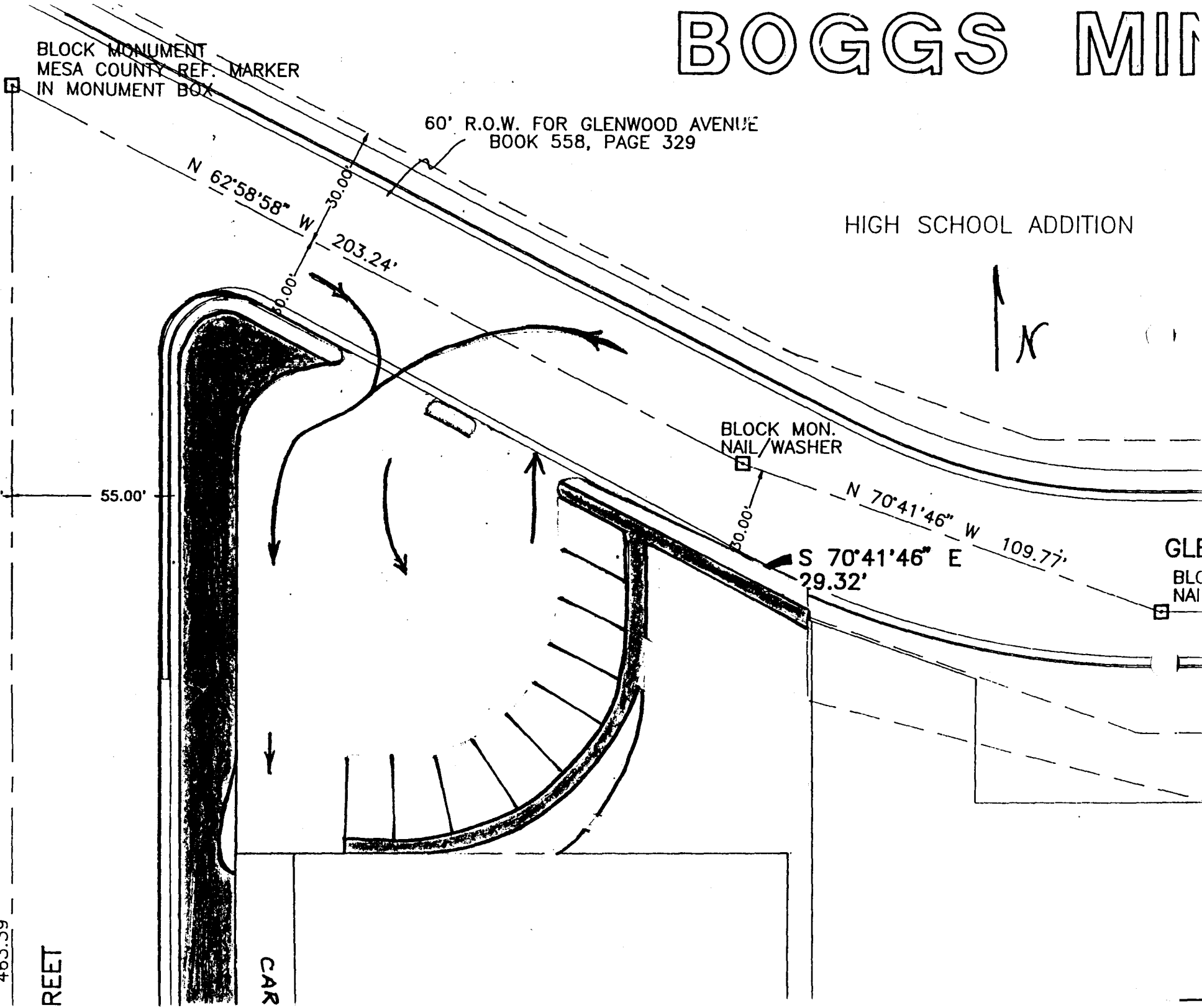
N 62°58'58" W 203.24'

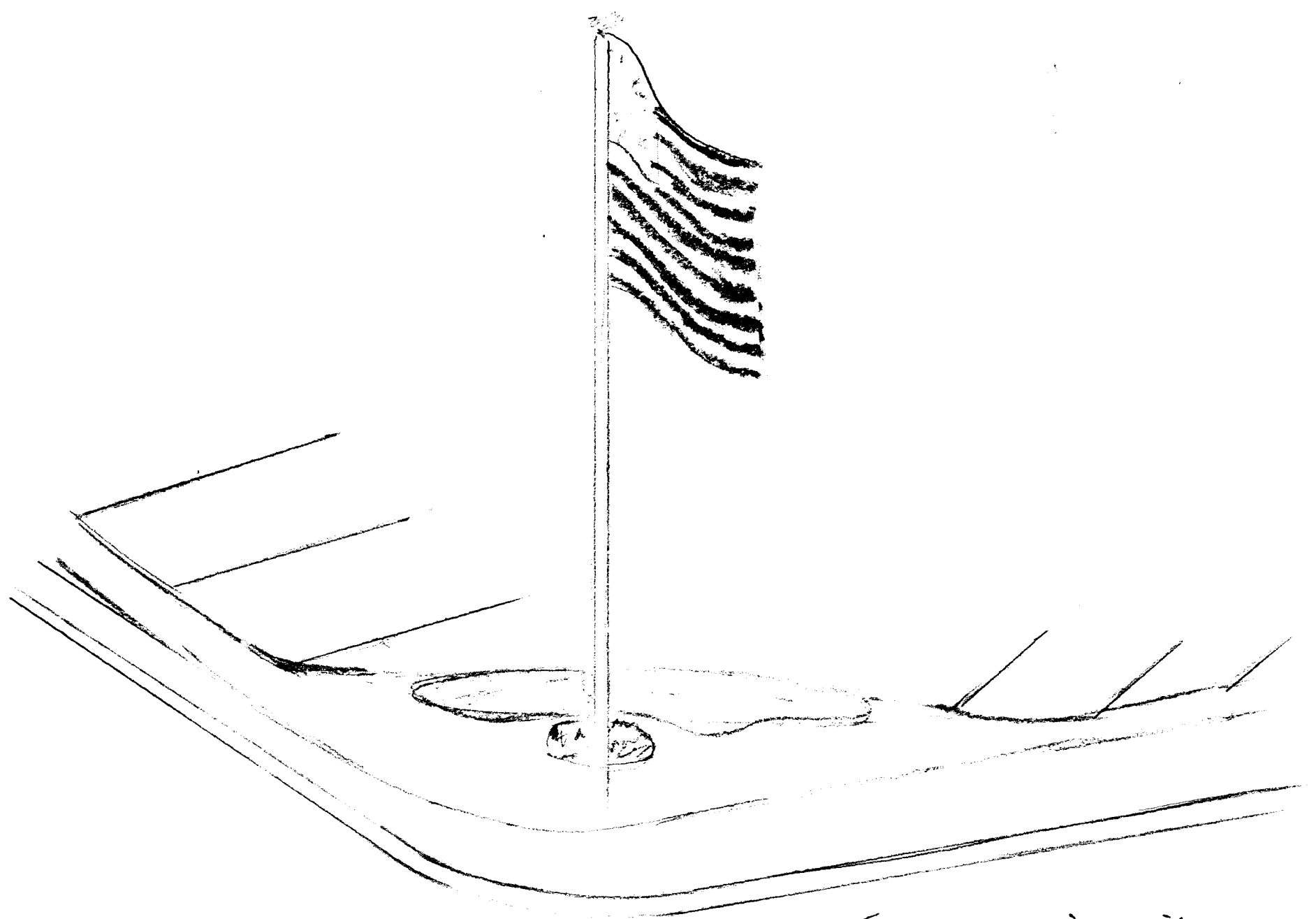
BLOCK MON.
NAIL/WASHER

N 70°41'46" W 109.77'

S 70°41'46" E 29.32'

GLE
BLC
NAIL





The basic idea on
the corner of 6th &
North Avenue

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-127

TITLE HEADING: Site Plan Review - Car Wash & Dry Cleaning

LOCATION: 604 North Avenue

PETITIONER: Terry Boggs

PETITIONER'S ADDRESS/TELEPHONE: 604 North Avenue
Grand Junction, CO 81501
243-1081

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
Bob Lee

7/15/95
244-1656

A building permit is required for the interior remodel on Lot 1 and the new carwash. The existing building must be made to comply to the U.B.C. For the new use two sets of sealed plans are required for each project for our plan review. Occupancy separation fire-walls may be required in existing building on Lot 1 between different uses.

GRAND JUNCTION POLICE DEPARTMENT
Dave Stassen

7/18/95
244-3587

1. If the petitioner is going to install the tall masonry wall on the north side of the building, I would suggest there be some lighting (motion lights) for the interior of the walled off area. The two doors, in the masonry wall, should have very strong locks due to the remote (rear) location of these doors.
2. The traffic flow at the 6th Street entrance is confusing. What is the chance of getting an island placed in between the south side of the 6th Street exit and lane #2. Signs or street paint could be used to show which entrance or exit would be used.
3. The fencing around the project is a great example of fencing that provides access control and assists the police by being see-through so patrolling officers can see what is going on inside the fence.

GRAND JUNCTION FIRE DEPARTMENT
Duncan Brown

7/19/95
244-1413

1. The hydrant located on the corner of 6th Street & Glenwood Avenue must remain outside of the fence area and must have a minimum 3' clearance on all sides.

2. The fire department/sprinkler connection located on the north side of the structures must remain immediately accessible to the fire department.
3. Hydrants and locations appear adequate dependant on fire flows. A fire flow survey may be required.
4. A set of AS plans will be required for the structure.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

7/27/95
244-1446

See attached.

CITY DEVELOPMENT ENGINEER
Jody Kliska

7/27/95
244-1591

6th Street driveway - as shown, is too confusing. Close off exit from parking area, lose the bypass lane. Reconfigure parking to 90 degree. Provide scaled drawing with dimensions so we can determine if the parking area meets code requirements.

CITY UTILITY ENGINEER
Trent Prall

7/27/95
244-1590

WATER - City - A separate water service line is required for each building.

SEWER - City

1. Please contact Dan Tonello with the Industrial Pretreatment Section (244-1489) at the Persigo Sewer Treatment Plant for specific requirements for an oil/water separator for the car wash.
2. Please contact Utility Billing (244-1580) for more information regarding plant investment fees for sewer. The following information will be requested by Utility Billing: 1) number of employees, 2) hours of operation, 3) percent of floor space that is office, 4) percent of floor space that is retail space (if applicable), 5) number of washing machines for laundry and 6) number of bays for car wash.
3. Pursuant to City of Grand Junction Municipal Code 38-39, a separate sewer service line is required for each building.

TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM:

Persigo Wastewater Treatment Facility
Colorado Department of Transportation

RESPONSE TO REVIEW COMMENTS

FILE #SPR-95-127 TITLE HEADING: ' SITE PLAN
REVIEW -CAR WASH & DRY
LOCATION: 604 N. AVE. CLEANING...LAUNDRY
PETITIONER: TERRY BOGGS
604 NORTH AVENUE
GRAND JUNCTION, CO 81501
243-1081

STAFF REPRESENTATIVE: KATHY PORTNER

MESA COUNTY BUILDING DEPARTMENT
BOB LEE

I HAVE TALKED WITH BOB LEE. A BUILDING PERMIT WILL
BE REQUIRED FOR THE INTERIOR REMODEL AND NEW CAR
WASH. THE EXISTING BUILDING MUST COMPLY WITH THE
U.B.C. WE WILL PROVIDE TWO SETS OF SEALED PLANS
FOR EACH PROJECT ALONG WITH AS PLANS FOR THE FIRE
DEPARTMENT FOR BOTH AGENCIES REVIEW. THEIR WILL BE
A ONE HOUR FIRE WALL SEPARATION BETWEEN THE AUTO
WASH AND THE DRYCLEANING/LAUNDRY OPERATION.

GRAND JUNCTION POLICE DEPARTMENT

DAVE STASSEN

TALKED WITH DAVE STASSEN ON SITE. WE HAVE AGREED ON THE NEED FOR SECURITY PARTICULARLY ON THE REMOTE (REAR) LOCATION OF THE WALLED OFF AREA. WE ARE PLANNING FOR A COMPLETE PROFESSIONAL SECURITY SYSTEM FOR THE ENTIRE PROJECT INCLUDING VIDEO CAMERAS AND SPECIAL LIGHTING. THE SECOND CONCERN THAT OFFICER STASSEN HAD WAS THE TRAFFIC FLOW AT THE 6TH STREET ENTRANCE AND EXIT. WE ARE WORKING WITH CITY DEVELOPMENT ENGINEER JODY KLISKA AND HAVE DECIDED THAT AN ISLAND, TRAFFIC SIGNS AND LARGE ARROWS PAINTED ON TRAFFIC SURFACES WOULD BEST SUIT THE GENERAL PUBLIC AND OUR BUSINESS NEEDS.

GRAND JUNCTION FIRE DEPARTMENT

DUNCAN BROWN

I HAVE TALKED WITH DUNCAN BROWN AND WILL BE PROVIDING GREATER CLEARANCES THEN ARE REQUIRED FOR BOTH THE HYDRANT ON THE CORNER AND THE SPRINKLER CONNECTION

LOCATED ON THE NORTH SIDE OF THE BUILDING. A SET OF AS PLANS WILL BE PROVIDED ALONG WITH THE PLANS SUBMITTED TO THE MESA COUNTY BUILDING DEPARTMENT FOR REVIEW FOR THE BUILDING PERMIT.

CITY DEVELOPMENT ENGINEER

JODY KLISKA

ALONG WITH DAVE STASSEN'S COMMENTS AND MEETING WITH JODY KLISKA WE HAVE DETERMINED THAT AN ISLAND, TRAFFIC SIGNS AND LARGE ARROWS ON THE TRAFFIC SURFACES WOULD MAKE THE 6TH STREET DRIVEWAY AREA FUNCTIONAL. IT ALLOWS FOR THE DRIVERS SIDE TO BE CLOSE TO OUR BUILDING TO WAIT ON THE CUSTOMERS IN THEIR CARS, A LANE OF TRAFFIC TO SERVE THE VALLEY VISION BUILDING AND THE OPTION FOR VEHICLES TO GO EITHER EAST OR WEST ON NORTH AVENUE WHEN THEY LEAVE OUR FACILITY. I HAVE MET WITH JODY ON PARKING REQUIREMENTS AND HAVE RECEIVED THE PARKING STALL AND AISLE DIMENSION INFORMATION. I AM PROVIDING A SCALED DRAWING WITH DIMENSIONS FOR THE PARKING AREAS.

CITY UTILITY ENGINEER

TRENT PRALL

I HAVE MET WITH DAN TONELLO AT THE INDUSTRIAL
PRETREATMENT SECTION OF THE SEWER TREATMENT PLANT
AND HAVE SUBMITTED THE PERMIT APPLICATION AND
RECEIVED A LETTER OF AGREEMENT FOR THE PROJECT.
A COPY IS INCLOSED. I HAVE ALSO CONTACTED THE
UTILITY BILLING DEPARTMENT AND WILL PROVIDE THEM
WITH THE INFORMATION NEEDED FOR PROPER BILLING.

PURSUANT TO CITY OF GRAND JUNCTION MUNICIPAL CODE
38-39, A SEWER SERVICE LINE MANAGEMENT AGREEMENT
IS BEING DEVELOPED WITH THE ASSISTANCE OF DAN
WILSON, THE CITY'S ATTORNEY. 244-1508.

STAFF REVIEW

FILE: #SPR-95-127
DATE: July 27, 1995
STAFF: Kathy Portner
REQUEST: SPR--North Avenue Cleaners
LOCATION: 604/616 North Avenue
APPLICANT: Terry Boggs

STAFF ANALYSIS:

1. The Zoning and Development Code, Section 5-5-1.H, requires one parking space per each 300 s.f. of gross floor area for a dry cleaners. The narrative indicates a 3,200 s.f. interior remodel for the dry cleaners. If that is the gross floor area of the proposed dry cleaning business, the required parking is 11 spaces. Please clarify the square footage of all the proposed uses.
2. The site plan must clearly show the property line, the location of the proposed fence and wall, all proposed landscaped areas including dimensions and planting types, and all parking and travel areas with dimensions.
3. What will the proposed garage be used for? What is the proposed use of what appears to be a second floor that you are showing stairway access to?
4. See attached sketch of how the front parking lot/access layout might work. It is difficult to determine if the redesign will work without a scaled and dimensioned drawing. Please incorporate the proposed changes into a scaled and dimensioned drawing.
5. The sign allowance for the site will be based on the street frontages and building facade length along each street frontage.
6. To evaluate the proposed signage please submit a drawing showing the location of all signage and the size of each sign. The basketball hoop would probably be considered signage and needs to be included. The window designs, as I understand them, would not be considered signage as long as they did not include words for the business and/or logos.

KATHERINE PORTNER, AICP

3 JAN 96

PLANNING SUPERVISOR

CITY OF GRAND JUNCTION, COLORADO

COMMUNITY DEVELOPMENT DEPARTMENT

REF: TERRY BOGGS "BOGGSIES"

604 NORTH AVENUE

PLANNING CLEARANCE

1. THANK YOU FOR YOUR HELP IN MOVING AHEAD WITH THE SEWER AND MINOR SUBDIVISION ISSUE.

2. WE ALSO GREATLY APPRECIATE YOUR CONSIDERATION AND HELP, ALONG WITH THE POLICE DEPARTMENTS, IN THE GARAGE IDEA THAT WILL PROVIDE ADDITIONAL SECURITY FOR BOTH THE APARTMENT AND REST OF THE PROJECT. WE HAVE PEOPLE GOING BEHIND THESE BUILDING ALL THE TIME AND THIS WILL STOP IT.

3. WE HAVE ADDED CURB FROM THE 2' BY 5' ISLAND ON SIXTH STREET EAST ACROSS TO SPACE 38 AND FROM SPACE 31 TO THE SIDEWALK AT THE NORTH AVENUE EXIT PAST SPACE 36.

4. HANDICAPPED SPACE 34 IS MOVED TO SPACE 43 TO INCORPORATE A WALKWAY FOR ACCESS TO THE REAR DOOR IN THE VALLEY VISION BUILDING AND PROVIDE MAXIMUM SPACE FOR HANDICAP INGRESS AND EGRESS TO THEIR VEHICLE.

5. THE SPACE LEFT VACANT BETWEEN SPACE 33 AND 34 CAN BE USED FOR ADDITIONAL LANDSCAPING.

6. HANDICAPPED SPACE 46 IS NOW AT A 60° ANGLE AND WILL BE VIRTUALLY IMPOSSIBLE TO BACK OUT INTO NORTH AVENUE.

TERRY BOGGS "BOGGSIES"

604 NORTH AVENUE, GRAND JUNCTION, COLORADO 81501

970-243-1081

STAFF ANALYSIS:

KATHY PORTNER

THE SQUARE FOOTAGE FOR THE PROPOSED USES HAS BEEN CLARIFIED AND FOUND TO REQUIRE 38 PARKING SPACES FOR THE AUTO WASH, DRYCLEANING, LAUNDRY AND VALLEY VISION BUILDING WHICH HAS AN EXISTING TWO BEDROOM APARTMENT. WE WILL BE PROVIDING 48 PARKING SPACES THAT INCLUDES 2 HANDICAPED PARKING SPACES.

A SITE PLAN CLEARLY SHOWING THE PROPERTY LINES ALONG WITH A SCALED AND DIMENSIONED DRAWING FOR THE FENCE, WALL, LANDSCAPING, PLANT TYPES, PARKING AND TRAVEL AREAS IS INCLUDED.

THERE IS AN EXISTING TWO BEDROOM APARTMENT ON TOP OF THE VALLEY VISION BUILDING AT 616 NORTH AVENUE. ONCE THE PROJECT IS UNDERWAY A LARGE CONCRETE DOCK AND PUBLIC SERVICE TRANSFORMERS WILL BE REMOVED CREATING A NEED FOR A NEW STAIRWAY AND DECK ACCESS TO THE APARTMENT. THE DECK AS SHOWN IS EXPANDED FROM ITS PRESENT SIZE AND WITH THE CONCRETE DOCK

REMOVED WOULD PROVIDE PARKING FOR THE APARTMENT.
ENCLOSING THIS AREA WOULD PROVIDE SECURITY FOR
THE APARTMENT, ITS CARS AND DENY ACCESS BETWEEN
THE BUILDING ON THE EAST PROPERTY LINE, WHICH
HAS BEEN A PROBLEM WITH SCHOOL KIDS AND TRANSIENTS.

IT HAS BEEN DECIDED THAT SIGNAGE WILL BE DEVELOPED
CLOSER TO THE COMPLETION OF THE PROJECT.



250 North Fifth Street
Grand Junction, Colorado 81501-2668

PERSIGO WASTEWATER TREATMENT PLANT

August 31, 1995

Bob Lee
Mesa County Building Department
P.O. Box 20,000
Grand Junction, CO 81502

Dear Bob,

I met with Terry Boggs, owner of the new Boggies Car Wash to be located at 604 North Ave.

Mr. Boggs has agreed to install a 1500 gallon three stage oil & sand separator. The device does meet the City's minimum requirements.

Thank you for your assistance.

Sincerely,

Dan Tonello

Dan Tonello
Coordinator
Industrial Pretreatment Program



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

November 27, 1995

Terry Boggs
604 North Avenue
Grand Junction, CO 81501

RE: File #SPR-95-127

Dear Mr. Boggs:

Jody Kliska and I have reviewed your response to review comments and have the following additional requirements:

1. Raised curbing must be provided from the 2' x 5' island off 6th Street to parking spaces numbers 38 and 39 (see enclosed drawing for clarification).
2. Raised curbing or bumper blocks must be provided for all parking spaces along the 6th Street and North Avenue frontage (see drawing). Bumper blocks are recommended for all other parking spaces.
3. All work in the public right-of-way, including curb cut closure, will require a permit from the City Public Works Department.
4. The two handicap spaces shown, spaces 34 and 48, do not work. Space 34 could not be maneuvered in and out of. Space 48 is too close to the driveway access onto North Avenue. Those spaces must be deleted and relocated elsewhere within the front parking lot area. Those areas could be used for additional landscaping.

Please modify the plans to reflect the above comments. Thank you for your cooperation.

Sincerely,

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

Katherine M. Portner
Planning Supervisor

xc: Jody Kliska, Development Engineer



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

February 6, 1996

Terry Boggs
604 North Avenue
Grand Junction, CO 81501

RE: File #100-94, #SPR-95-127

Dear Terry:

This is in follow-up to the replat and site plan review for your site at 604 North Avenue. We are accepting the latest revision to the parking and circulation plan for the site with one additional requirement that space 43 (handicap accessible space) be angled the same as spaces 44 and 45. This acceptance acknowledges that spaces 39 through 42 already exist and we are not requiring changes, although the layout isn't great. We would recommend that those spaces, especially spaces 39 and 40 be designated as employee or resident parking. The site plan should be redrawn meeting the standards of the attached "Site Plan Graphic Standards" excerpted from the City's SSID Manual. The site plan must show the entire site on one sheet, including the parking in the rear of the building. I recommend you have your architect or another consultant redraw the site plan to meet the standards. Two copies of the site plan must be submitted with the Planning Clearance request.

I have the following comments on the Boggs Minor Subdivision plat:

1. The Surveyor's Certificate must include a statement that the plat conforms to all applicable regulation of the Grand Junction Zoning and Development Code.
2. The building locations and names should be removed from the plat unless they are necessary to delineate a specific feature of the plat.
3. The ingress and egress easements must be specifically dedicated as per the attached guide to plat dedications. The language should also include the use for shared parking. For that purpose, the ingress/egress easements should be expanded to include all those areas needed for ingress/egress and shared parking.
4. Public Service had required that the existing underground electric facilities and related above ground equipment on site be located, surveyed and a ten foot wide easement be dedicated on the plat. Please confirm that this has been done.

5. See the comments on the attached copy of the plat.
6. A common service line agreement for sewer must be approved and recorded. Contact Trent Prall (244-1590) if you need more information on this.

When all the required changes are made to the plat, please submit 4 blue line copies for final review. A copy should also be submitted to the County Surveyor's office for review. Once the plat is found to be acceptable, you will submit the signed mylar plat for City signatures. Once all signatures are obtained you will provide us with 2 full size mylar copies of the plat and 1 reduce 11" x 17" mylar copy of the plat. The plat will then be ready for recording after the County Surveyor's office issues the plat certificate.

I hope this clarifies what needs to be completed prior to recording the plat and obtaining the Planning Clearance for the Building Permit.

Sincerely,



Katherine M. Portner
Planning Supervisor



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

March 5, 1997

Terry Boggs
604 North Avenue
Grand Junction, CO 81501

RE: File SPR-95-127

Dear Mr. Boggs:

I have reviewed City Development File SPR-95-127 regarding the site plan review for the dry cleaner and car wash proposal at 604 North Avenue. A letter was issued, dated February 6, 1996, stating that the proposed site plan had been approved and that two copies of a redrawn site plan meeting the SSID requirements must be submitted for issuance of a Planning Clearance. As of this date the revised site plan has not been submitted. Section 4-14-1.E of the Zoning and Development Code states that development must commence within six months of final site plan approval or the approval becomes null and void. Based on that provision, the site plan approval issued last February is null and void. If you do decide to proceed with the project, a new site plan review process must be initiated. To set up a pre-application conference with a planner you can call our main number at 244-1430.

Sincerely,

A handwritten signature in cursive script, reading "Katherine M. Portner".

Katherine M. Portner
Acting Community Development Director