

# Table of Contents

File COU-1994-04.15

Name: Zarlingo's Remodel Service Bays to Convenience Store - 750 Horizon Dr - Change of Use.

P r e s e n t	S c a n n e d	<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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X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X		<b>*Application form (PARTIALLY MISSING)</b>
		Review Sheets
X		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
X	X	<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

**DOCUMENT DESCRIPTION:**

X	X	Correspondence			
X	X	Lease Site Description - Bk 1804 / Pg 330			
X	X	Site Plan			
X		Appraisal Record - Service Station			
X		Zarlingo Amoco Food Store			
X	X	Site Plan			
X		New Floor Plan			
X		Elevation Map			
X		Demolition Plan			
X		Reflected Ceiling Plan			



# J. DYER CONSTRUCTION, INC.

3/29/96

Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501

Re: Zarlingo Food Store

To whom it may concern:

J. Dyer Construction is proposing for the Owner ( Bob and Larry Zarlingo) to change useage of an existing Service Bay area into additional retail floor space.

This will be achieved by moving the retail space into the two existing service bays.

The scope of work will be saw cutting existing concrete floor to accomodate new supply and drain lines for plumbing contractor. Place new concrete floor to match elevation of existing retail space. Install a new walk-in cooler, size to be 10-0x28-0 with 8'6" high side walls, new wall finishes, ceilings, floor coverings cabinetry etc. etc.

The project is located at 750 Horizon Drive, Grand Junction, Co.

The structure was erected in 1967 and has always been a Gas and Service Garage.

We are not changing the size of the structure it remains 1500 SF.

We are however adding a small storage area at the South Elevation to enclose the existing air compressor and the new refrigeration equipment.

Sincerely,

Jon K. Dyer  
(President)

Date: 3/26/96

Proposal: GAS STATION SERVICE BAYS / CHANGE TO RETAIL SALES SPACE

Location: 750 HORIZON DRIVE

Tax Parcel Number: 2701-364-00-055

Related Files: \_\_\_\_\_

Additional ROW required? \_\_\_\_\_

TCP/Adjacent Half street improvements? \_\_\_\_\_

Revocable Permit required? \_\_\_\_\_

State Highway Access Permit required? \_\_\_\_\_

On-site detention/retention or Drainage fee 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? \_\_\_\_\_

Related Files: \_\_\_\_\_

# SUBMITTAL CHECKLIST

## CHANGE OF USE REVIEW

Location: 750 HORIZON DRIVE

Type of Use: CONVENIENCE STORE

ITEMS		DISTRIBUTION																						TOTAL REQ'D	
DESCRIPTION		● City Community Development	● City Dev. Eng.	● City Utility Eng.	○ City Property Agent	○ City Parks/Recreation	○ City Attorney	○ City Sanitation	● City Fire Dept.	● City Police	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	● Other									
Date Received	3/29/96																								
Receipt #	3764																								
File #	<u>COU-96-415</u>																								
● Application Fee	850 <sup>00</sup>	1																							
● Submittal Checklist *	<	1																							
● Application Form * v	<	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Review Agency Cover Sheet *	<	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 *	<	1																							
● Reduction of Assessor's Map <	<	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● General Project Report <	<	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 11" x 17" Site Plan <	<	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Sketch of Proposed Signage		1																							
● Evidence of Title	<	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

# REVIEW COMMENTS

Page 1 of 2

FILE #COU-96-4.15

TITLE HEADING: Auto Service Bays to Convenience Store

LOCATION: 750 Horizon Drive

PETITIONER: Bob Zarlingo

PETITIONER'S ADDRESS/TELEPHONE: 750 Horizon Drive  
Grand Junction, CO 81506  
242-1691

PETITIONER'S REPRESENTATIVE: J. Dyer Construction, Inc.

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

**CITY COMMUNITY DEVELOPMENT**

4/2/96

**Kristen Ashbeck**

244-1437

1. Provide a copy of the access easement for the parking area.
2. Number of parking spaces shown is adequate for proposed use.
3. Suggest placing "No Parking" signs along front, rear and northeast sides -- parking here rather than in designated spaces would impede traffic flow around the building, carwash and pump islands.

**MESA COUNTY BUILDING DEPARTMENT**

4/2/96

**Bob Lee**

244-1656

No Comments. We have received plans for this project.

**CITY POLICE DEPARTMENT**

4/4/96

**Dave Stassen**

244-3587

The store should make it policy to keep the windows free of posters, ad's, or displays, etc. This makes it easier for clerks to I.D. potential problems, watch for gas skips, and allows passing motorists/police to see if there is a problem inside.

No other concerns.

**CITY FIRE DEPARTMENT**

4/8/96

**Hank Masterson**

244-1414

The Fire Department has no problem with these proposals.

**CITY UTILITY ENGINEER**

4/10/96

**Trent Prall**

244-1590

Please call Utility Billing at 244-1580 for potential changes in plant investment fees for this proposal. All applicable fees must be paid prior to issuance of a building permit.

**CITY DEVELOPMENT ENGINEER**

4/12/96

**Jody Kliska**

244-1591

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Transportation Capacity Payment - \$2,375.75.



# J. DYER CONSTRUCTION, INC.

APRIL 15, 1996

CITY OF GRAND JUNCTION/COMMUNITY DEVELOPMENT  
250 N. 5TH ST.  
GRAND JUNCTION, CO.  
81501-2668

RE: FILE # COU-96-4.15  
ZARLINGO AMOCO

## REVIEW COMMENTS WRITTEN RESPONSE

### A) CITY COMMUNITY DEVELOPMENT:

1. PROVIDE A COPY OF ACCESS EASEMENT.

WE HAVE ATTACHED A COPY OF THE LEASE AGREEMENT BETWEEN Z.Z. INC. AND WESTERN MOTEL MANAGEMENT. THE ENTIRE PARCEL IS INCLUDED IN THE LEASE AGREEMENT. THERE IS NO ACCESS EASEMENT IN FORCE AND HAS NOT BEEN SINCE 11/08/89.

2. WE ACKNOWLEDGE THAT PARKING SPACES ON THE SITE ARE ADEQUATE FOR THE PROPOSED USE.

3. WE HAVE NOTIFIED THE OWNER AND REDLINED OUR DRAWINGS TO PLACE "NO PARKING" SIGNS ALONG FRONT, REAR, AND NORTH EAST SIDES OF THE BUILDING.

### B) MESA COUNTY BUILDING DEPARTMENT:

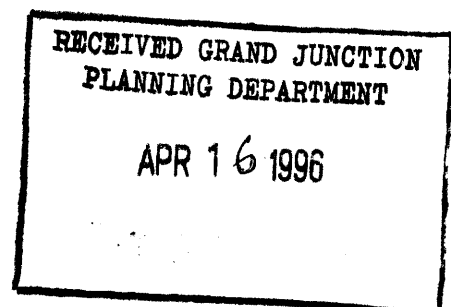
WE ACKNOWLEDGE THE FACT THAT THE MESA COUNTY BUILDING DEPARTMENT HAS RECEIVED PLANS AND HAVE NO COMMENTS REGARDING THIS PROJECT.

### C) CITY POLICE DEPARTMENT:

1. WE HAVE NOTIFIED THE OWNER AND HAVE RED LINED DRAWINGS TO KEEP THE WINDOWS FREE OF VISUAL OBSTRUCTIONS.

2. WE ACKNOWLEDGE THAT THE CITY POLICE DEPARTMENT HAS NO OTHER CONCERNS.

### D) CITY FIRE DEPARTMENT:



ZARREM

WE ACKNOWLEDGE THAT THE CITY FIRE DEPARTMENT HAS NO PROBLEMS WITH THIS PROJECT AS IT IS PROPOSED.

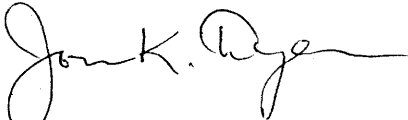
E) CITY UTILITY ENGINEER:

WE HAVE CONTACTED JODY ROMERO REGARDING POTENTIAL CHANGES IN PLANT INVESTMENT FEES. AFTER REVIEWING THIS PROPOSAL, SHE INFORMS US THAT THERE WILL BE NO CHANGES IN THE PLANT INVESTMENT FEES BUT WOULD LIKE TO CHANGE MONTHLY BILLING TO ONE ACCOUNT IF THE OWNER HAS NO OBJECTION TO COMBINING HIS TWO BUSINESSES TOGETHER.

F) CITY DEVELOPMENT ENGINEER:

WE ACKNOWLEDGE TCP PAYMENT OF \$1,131.00. THIS FEE WAS REDUCED BASED ON CONVERSATIONS WITH JODY KLISKA AND THE OWNER, BOB ZARLINGO.

Sincerely,



Jon K. Dyer  
President



**LEASE SITE DESCRIPTION**

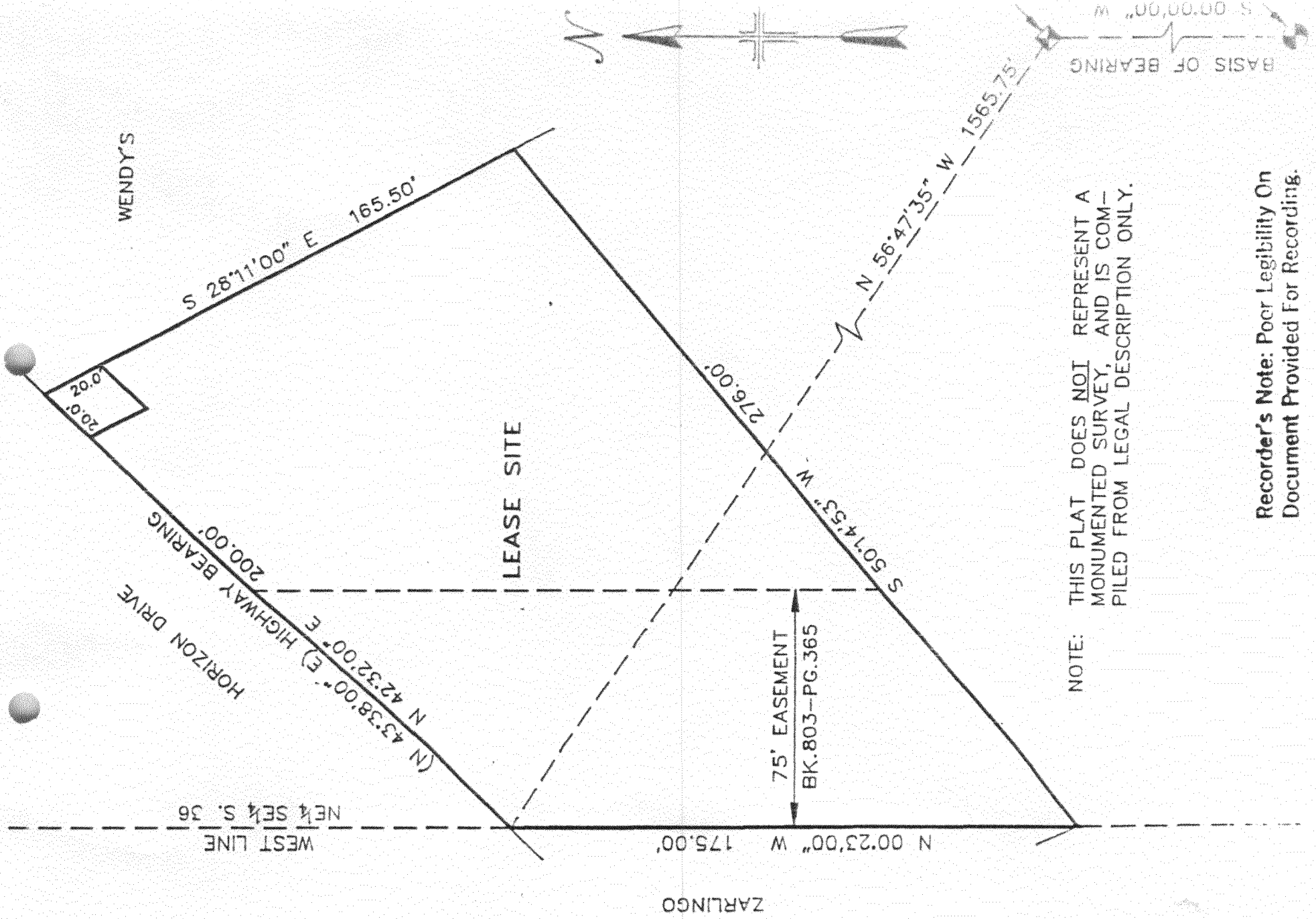
A parcel of land situate in the NE 1/4 SE 1/4 of Section 36, T1N, R1W of the Ute Principal Meridian, more particularly described as follows:

Commencing at the Southeast Corner of the NE 1/4 SE 1/4 of said Section 36, and considering the line between found Brass Caps at said Corner and the South-east Corner of said Section 36 to bear S 00°00'00" W with all bearings herein relative thereto; thence N 56°47'35" W 1565.75 feet to a point on the West line of said NE 1/4 SE 1/4 Section 36 and the southerly right-of-way line of I-70 and the point of beginning; thence N 42°32'00" E along said southerly right-of-way line 200.00 feet; thence leaving said right-of-way S 28°11'00" E 165.50 feet; thence S 50°14'53" W 276.00 feet to the West line of said NE 1/4 SE 1/4 Section 36; thence N 00°23'00" W 175.00 feet to the beginning.

Reserving for the use of sign improvements an area more particularly described as follows:

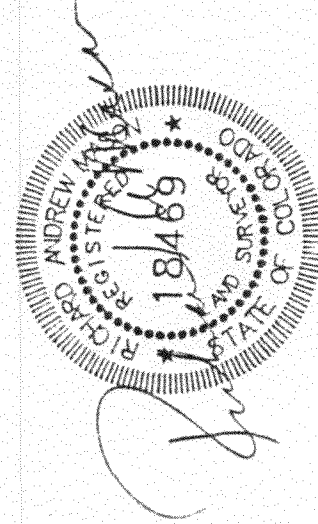
Commencing at the point of beginning of said parcel; thence N 42°32'00" E 200.00 feet to the true point of beginning; thence S 28°11'00" E 20.00 feet; thence S 42°32'00" W 20.00 feet; thence N 28°11'00" W 20.00 feet; thence N 42°32'00" E 20.00 feet to the beginning.

The above described parcel, including the reserved area, contains 0.79 acres.

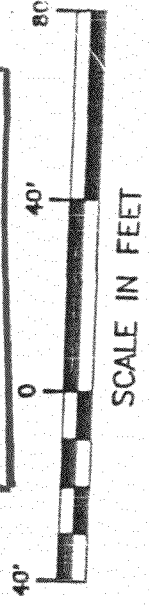


NOTE: THIS PLAT DOES NOT REPRESENT A MONUMENTED SURVEY, AND IS COMPILED FROM LEGAL DESCRIPTION ONLY.

Recorder's Note: Poor Legibility On Document Provided For Recording.



RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
APR 16 1990



SE COR. NE 1/4 SE 1/4  
S. 36, T1N, R1W, U.M.  
MESA COUNTY B.C.

SE COR. S. 36,  
T1N, R1W, U.M.  
S.L.D. B.C.

**E**STERN ENGINEERS, INC.  
CONSULTING ENGINEERS / LAND SURVEYORS  
2150 Hwy 6 & 91 Grand Junction, CO (303)242-5202

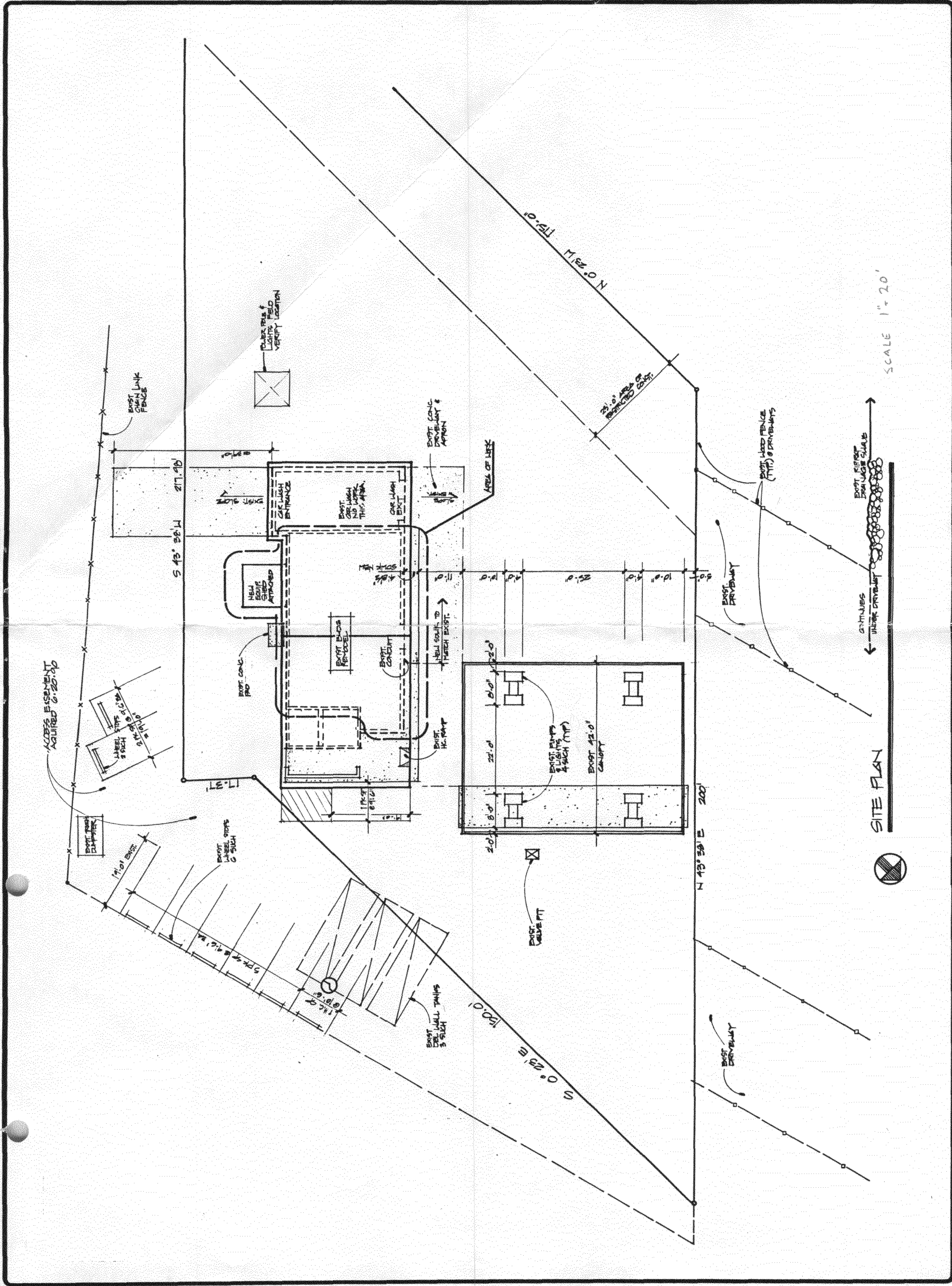
Part of the  
**NE 1/4 SE 1/4 SEC. 36,  
T1N, R1W, UTE MERIDIAN**  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

SURVEYED R.A.M. | DRAWN M.J.L. | CHECKED R.A.M.  
DATE 11-8-89 W.C.# 2535

REVISIONS	BY

ZARLINGO AMOCO FOOD STORE  
 750 HORIZON DRIVE  
 GRAND LUNCTION CO

DATE	SCALE	JOB NO.	PROJECT	SHEET	SHEETS
1/28/70	AS SHOWN	ZARLINGO AMOCO	FOOD STORE	1	5

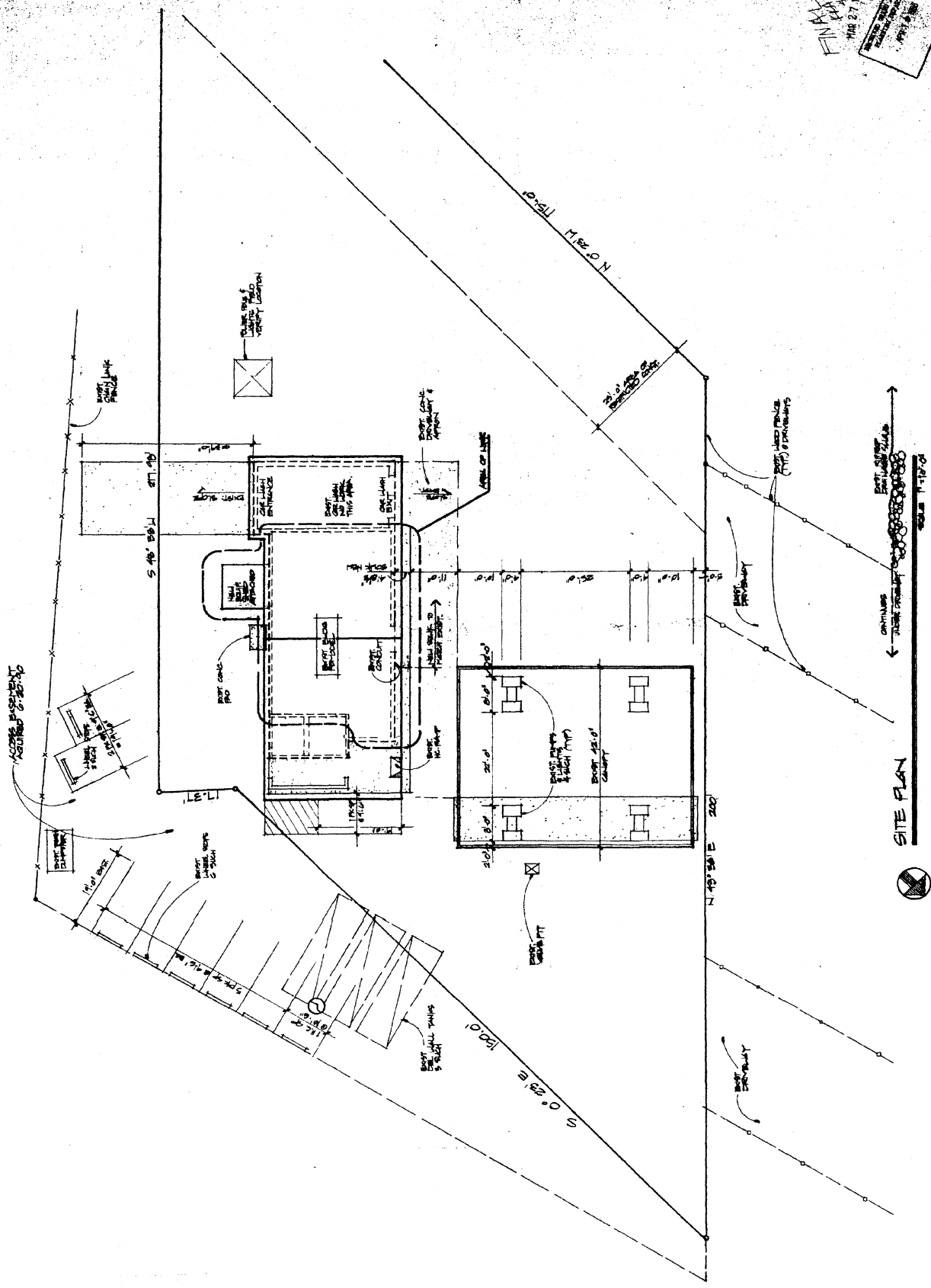


SITE PLAN



SCALE 1" = 20'

APPROVED  
MAY 27 1968  
PLANNING DEPARTMENT  
CITY OF CHICAGO



SITE PLAN

