

Date Submitted: _____



CHANGE OF USE

DEVELOPMENT APPLICATION

charlie & Bill Hanna

Property Owner: Being managed by: Tom Kucel

Address: 625 Panorama Dr. Grand Jct, CO 81503

Telephone: (970)-243-5100

Applicant's Name: High Country Gas & Supply

Address: 1122 South 5th St. Grand Jct, CO 81501

Telephone: (970) 245-2113

Location of Property: 1039 Pitkin Ave Grand Jct, CO 81501

Tax Parcel No. 2945-144-38-002

Existing Use: NA

Proposed Use: retail sales of welding supplies

Other: _____

FOR OFFICE USE ONLY				
Zone: <u>I-1</u>	Setbacks	F: <u>55</u>	S: <u>0</u>	R: <u>0</u>
Special Conditions:				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

Robert m Distel
Applicant's Signature

11-1-96
Date

Mike Pelletier
Community Development Department Approval

2/21/97
Date

Date: 10/22/96
Proposal: Change from Auto Body Repair to Retail/Wholesale
Location: 1039 Pitkin

Tax Parcel Number: 2945-144-38-002

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 # _____

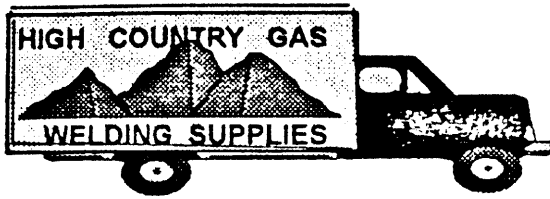
Located in other geohazard area? _____

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

Avigation Easement required? _____

Related Files: _____

HIGH COUNTRY GAS AND WELDING SUPPLY



1122 SOUTH 5TH STREET
GRAND JUNCTION, COLORADO 81501
(970) 245-2113 Fax: (970) 245-0411.

November 13, 1996

Grand Junction Community Development Department
250 North Fifth Street
Grand Junction, CO 81501-2668

attn; Katherine Portner

ref; General Project Report

High Country Gas & Supply planned use of the new location at 1039 Pitkin Avenue is retail sales of welding gases & supplies.

Use history of this location to our knowledge was a auto body repair shop called the Auto Restorer.

Square footage of this location is 3200 square feet.

We are planning to separate the building with 30% showroom, 20 % office and breakroom area, and 50 % warehouse. *2 employees*

If any further information is needed please call me at above phone number.

Sincerely;

A handwritten signature in cursive script that reads 'Robert Distel'.

Robert Distel

REVIEW COMMENTS

Page 1 of 1

FILE #COU-96-4.26

TITLE HEADING: High Country Gas & Supply

LOCATION: 1039 Pitkin

PETITIONER: High Country Gas & Supply

PETITIONER'S ADDRESS/TELEPHONE: 1122 S 5th Street
Grand Junction, CO 81501
245-2113

PETITIONER'S REPRESENTATIVE: Robert Distel

STAFF REPRESENTATIVE: Mike Pelletier

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

CITY COMMUNITY DEVELOPMENT

11/21/96

Mike Pelletier

244-1451

Parking requirement: $3200 \text{ square feet} \times .3(1.5 \text{ per } 1000 \text{ gross showroom sales square feet}) + 3200 \times .2(1 \text{ per } 300 \text{ gross office floor area}) + .5 \times 0(1 \text{ space per employee on largest shift and } 1 \text{ space per business vehicle}) = 5$ (based on 30% showroom, 20% office and 2 employees). The site currently has ample parking.

CITY DEVELOPMENT ENGINEER

11/22/96

Jody Kliska

244-1591

The existing driveway needs to be brought up to current standards and widened to the west for better access. A permit from the City Engineer's office is required for driveway construction.

CITY UTILITY ENGINEER

11/22/96

Trent Prall

244-1590

Please contact Jodi Romero at the City's Customer Service Section at 244-1520 for information regarding sewer plant investment fees.

CITY FIRE DEPARTMENT

11/21/96

Hank Masterson

244-1414

The Fire Department has no problems with a planning clearance for this use.

To receive a building permit clearance from the Fire Department, petitioner must:

1. Submit an inventory of all hazardous materials in storage and use. Show storage arrangement of a cylinders-include maximum quantities stored both inside and outside.
2. Comply with all applicable provisions of Article 49 of the Uniform Fire Code.
3. Also, an inspection by the Fire Department is required.

CITY POLICE DEPARTMENT

11/22/96

Lisa Dicamillo

244-3587

There isn't a lot of information enclosed for us to comment on. No comment.

Petitioner
Response to

~~REVIEW COMMENTS~~
Review Comments

Page 1 of 1

FILE #COU-96-4.26

TITLE HEADING: High Country Gas & Supply

LOCATION: 1039 Pitkin

PETITIONER: High Country Gas & Supply

PETITIONER'S ADDRESS/TELEPHONE: 1122 S 5th Street
Grand Junction, CO 81501
245-2113

PETITIONER'S REPRESENTATIVE: Robert Distel

STAFF REPRESENTATIVE: Mike Pelletier

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

CITY COMMUNITY DEVELOPMENT

11/21/96

Mike Pelletier

244-1451

Parking requirement: 3200 square feet x .3(1.5 per 1000 gross showroom sales square feet) + 3200 x .2(1 per 300 gross office floor area) + .5 x 0(1 space per employee on largest shift and 1 space per business vehicle) = 5 (based on 30% showroom, 20% office and 2 employees). The site currently has ample parking.

CITY DEVELOPMENT ENGINEER

11/22/96

Jody Kliska

244-1591

The existing driveway needs to be brought up to current standards and widened to the west for better access. A permit from the City Engineer's office is required for driveway construction.

CITY UTILITY ENGINEER

11/22/96

Trent Prall

244-1590

Please contact Jodi Romero at the City's Customer Service Section at 244-1520 for information regarding sewer plant investment fees. Not required

CITY FIRE DEPARTMENT

11/21/96

Hank Masterson

FINAL INSPECTION OK 2/26/97 J/M 244-1414

The Fire Department has no problems with a planning clearance for this use.

To receive a building permit clearance from the Fire Department, petitioner must:

1. Submit an inventory of all hazardous materials in storage and use. Show storage arrangement of a cylinders-include maximum quantities stored both inside and outside.
2. Comply with all applicable provisions of Article 49 of the Uniform Fire Code.
3. Also, an inspection by the Fire Department is required.

CITY POLICE DEPARTMENT

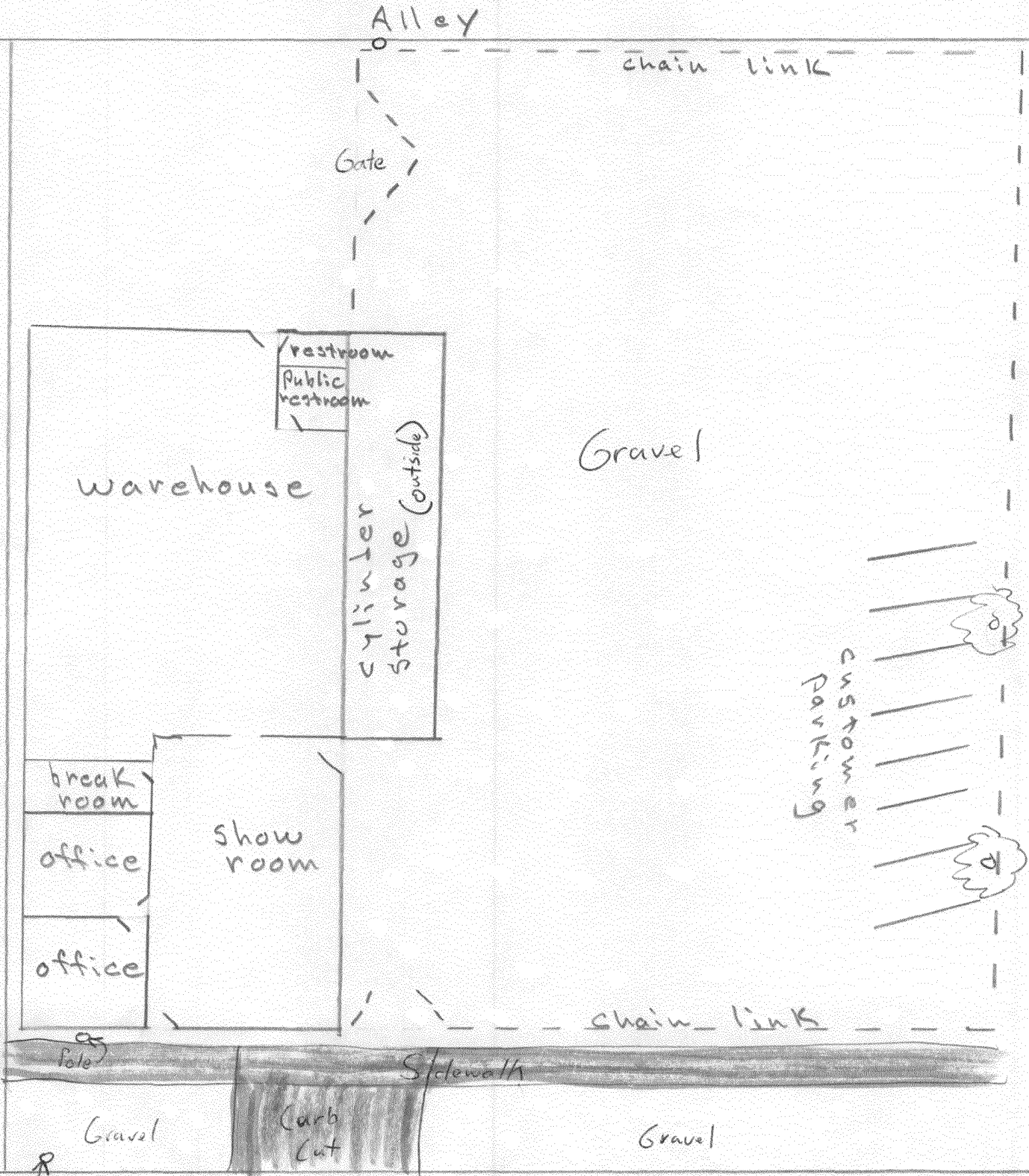
11/22/96

Lisa Dicamillo

244-3587

There isn't a lot of information enclosed for us to comment on. No comment.

High Country Gas + Supply
1039 Pitkin Ave
Grand Jet, CO 81501
(970) 245-2113



Pitkin Ave

2 employees