## **Table of Contents**

Fil	le	COU-1996-04.26 Name: High Country Gas – 1039 Pitkin Avenue-Conditional Use Permit
P r e s e n t	S c a n n e d	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. 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.
X	X	Table of Contents
X	X	*Review Sheet Summary
		*Application form
X		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
	-	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
Χ	Χ	*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		DOCUMENT DESCRIPTION:
X		Business Lease – 10/28/96
Х		State Hwy Access Permit – CDOT – Permit No. 398054
X		Planning Clearance – not issued – not needed
X	X	Site Plan
	-+	
	-+	

Date Submitted:\_



CHANGE OF USE DEVELOPMENT APPLICATION
charlie + Bill Hanna
Property Owner: Being managed by ! Tom Kucel
Address: 625 Panovana Dr. brand Tet, CO 81503
Telephone: $(970) - 243 - 5100$
Applicant's Name: High Country Das + Supply Address: 1122 South 5th St. Srand Jot, CO 81501
Telephone: (970) 245-2113
Location of Property: 1039 Pitkin Ave Swand Tet, CO 81501
Tax Parcel No. 2945-144-38-002
Existing Use: <u>NA</u>
Proposed Use: retail sales of welding supplies
Other:

FOR OFFICE USE ONLY					
Zone: I-	Setbacks	F: 55	<i>S</i> :	0	R: 0
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.

m

Applicant's Signature

Community Development Department Approval

White - Community Development Dept.

<u>11 - 1 - 96</u> Date

197

Yellow - Customer

	SUBMITTAL CHECKLIST					
CHANGE OF USE REVIEW						
Location: 1039 Pitkin	Type of Use: Argh Country Jast Welden Supp					
ITEMS	DISTRIBUTION					
Date Received <u>11-14-94</u> Receipt # <u>4918</u> File # <u>COU - 96 - 4.26</u> <u>DESCRIPTION</u> • Application Fee <u>\$50.00</u> • Submittal Checklist * • Application Form* v • Review Agency Cover Sheet * • Planning Clearance* • Reduction of Assessor's Map • General Project Report • 11" x 17" Site Plan O Sketch of Proposed Signage • Evidence of Title <u>n (cacc)</u>	$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$					
NOTES: * An asterisk in the item description c	olumn indicates that a form is supplied by the City.					

· ·
Date: <u>10/22/96</u> Proposal: <u>Change from ando Body Refair to Refail / Wholesalc</u> Location: <u>1039 1944 lun</u>
Tax Parcel Number: <u>2945 - 144 - 38</u> - 002
Related Files:
Additional ROW 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 Fifht 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; AintoX

Robert Distel

M-F 7:30 - 5:30

SAT. 9:00-2:00

## **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 $0(1 \text{ space per employee on largest shift and } 1 \text{ space per business vehicle}) = 5 (based on 30\%)$						
showroom, 20% office and 2 employees). The site currently has ample parking.						
CITY DEVELOPMENT ENGINEER	11/22/96					
Jody Kliska	244-1591					
CITY UTILITY ENGINEER	11/22/96					
Trent Prall	244-1590					
Please contact Jodi Romero at the City's Customer Service Sec investment fees.						
CITY FIRE DEPARTMENT	11/21/96					
Hank Masterson	244-1414					
The Fire Department has no problems with a planning cleara	nce for this use.					
To receive a building normit clearance from the Fire Denarth						

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.

Review Comments

FILE #COU-96-4.26

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**LOCATION:** 1039 Pitkin

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Mike Pelletier **STAFF REPRESENTATIVE:** 

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CITY C	COMML	JNITY DEVE	CLOPMENT				11/21/96		
Mike Pe	elletier						244-1451		
D 1 '			6	1000	1	1	<u> </u>	200	

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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**

Trent Prall

investment fees.

244-1590 Please contact Jodi Romero at the City's Customer Service Section at 244-1520 for information regarding sewer plant Not required

11/22/96

### **CITY FIRE DEPARTMENT**

11/21/96 Hank Masterson FINAL INSPECTION OK. 2/20

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:

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