

Date Submitted: 12/17/96



CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: DALE T. BEEDE, SUSAN K. BEEDE, LOUIS A. PURIN, JANICE J. PURIN

Address: 930 INDEPENDENT AVENUE, GRAND JUNCTION, CO. 81505

Telephone: (970) 245-0404

Applicant's Name: DALE BEEDE, LOUIS PURIN

Address: 820 LANAI DRIVE, GRAND JUNCTION, CO 81506

Telephone: W) 241-3939 H) 243-4720

Location of Property: 920 INDEPENDENT AVENUE

Tax Parcel No. 2945-103-00-064

Existing Use: VIC'S TOWING, AUTO TOWING AND REPAIR

Proposed Use: OPERATE ADDITIONALLY, ARMA COATINGS, A RETAILER OF POLYURETHANE

Other: BEDLINING PRODUCTS

FOR OFFICE USE ONLY				
Zone: <u>C-2</u>	Setbacks	F: <u>25 from</u>	S: <u>0</u>	R: <u>0</u>
Special Conditions:		<u>Q</u>		

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.

Dale Beede
Applicant's Signature

12-17-96
Date

Kristen M. Webb
Community Development Department Approval

1/8/97
Date

930 Independent Avenue
PROPOSED USE AND HISTORY

CURRENT USE

Two buildings on property, each partially leased to Vic's Towing for office and shop use. Fenced lots on property leased separately to Vic's Towing, and two local contractors.

REQUESTED USE

Lease of remaining portion of cinder block building (approx. 2,000 sq.ft.) To Arma Coatings/ Western Colorado, a retailer of polyurethane bed lining products. Arma Coatings applies polyurethane bed liner coatings to primarily trucks and trailers in the automobile aftermarket.

PROPERTY HISTORY

- A. Farm and implement sales and repair (Houston Equipment- 1960's, 1970's)
- B. RV and boat sales
- C. Auto body shop
- D. Automobile repair shop
- E. Storage facility for state vehicles
- F. Remote-control car racetrack
- G. Vic's Towing, tire sales, auto repair
- H. Proposed use: Vic's Towing, Arma Coatings

PROJECT LOCATION

930 Independent Avenue, Grand Junction, CO 81505

SITE DESCRIPTION

Approximately 2.1 acres located at the NW corner of the Independent Avenue and 25 ½ Road intersect, legally described as; S 306ft of E 10 acres of NE1/4SW1/4 Section 10 1S 1W Except Road on E as Desc. in B-721 P-372 Mesa County Records (Tax Schedule No. 2945-103-00-064)

INFORMATION PERTINENT TO PROPOSED USE

Approximately 2,000 sq.ft. on east side of cinder block building intended strictly for use by Arma Coatings with shared secretarial services with Vic's Towing (see drawing). Separate overhead doors exist for ingress, egress on either side of building for each tenant. The customer entry/showroom area at south of building and the secretarial services to be used jointly by each tenant. 3,000 sq.ft. Metal building on west side of property used solely by Vic's Towing.

Both buildings were recently painted for greater visual appeal. The site was recently graded and all weeds and rubbish are continuously cleaned from property by tenant(s). A gravel surface covers most of the property except for a concrete pad lying adjacent to the cinder block building's west side.



Grand Junction Community Development
Code Enforcement Division
250 North 5th Street
Grand Junction, Colorado 81501-2668
(303) 244-1583 FAX (303) 241-1599

December 23, 1996

Mr. Lou Purin
Mr. Dale Beede
Vic's Towing
930 Independent Ave.
Grand Junction, CO 81506

Re: Case No. 96-3422
Outdoor Storage

Dear Sirs:

Thank you for meeting with me at Vic's Towing on December 19, 1996. This letter will serve to confirm the result of that meeting. We briefly discussed the addition of Arma Coatings at this location, which use will be reviewed by the Planning Department.

One option for screening included accomplishing the screening by degrees. My initial request was to first screen the two storage areas leased to other parties, starting with the section closest to 25 1/2 Road. Your other option was to first screen the impound area, since you may discontinue leasing the other storage areas. They would then not require screening at this time. Our agreement is that you will first accomplish screening of the impound lot to be completed by March 31, 1997. Enforcement action which may include a summons to municipal court would commence after that date.

The time extended to screen the impound lot is based on the following: One, the lot had been used in this manner for some time during which the question of allowing the use in a C-2 zone was reviewed by the Planning Department. Second, the weather at this time of year impedes having the work done. Third, you are experiencing economic restraints. While this department is not required to consider your financial standing as a reason for failure to meet City code, I recognize this as a genuine concern. This is being done even though I have been advised that you have been aware of the screening requirement since taking possession of the property.

Please contact me at 244-1583 if you have any questions or comments regarding this letter. I am requesting that you contact me by no later than January 30, 1997 with a plan to bring the leased storage areas into compliance with Zoning and Development Code in a timely manner. Thank you for your cooperation.

Sincerely,

Nina McNally
Code Enforcement Officer

c. Kristen Ashbeck, Assoc. Planner ✓

REVIEW COMMENTS

Page 1 of 1

FILE #COU-96-4.28

TITLE HEADING: Arma Coatings

LOCATION: 930 Independent Avenue

PETITIONER: Louis Purin

PETITIONER'S ADDRESS/TELEPHONE: 820 Lanai Drive
Grand Junction, CO 81506
241-3939

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

12/27/96

Kristen Ashbeck

244-1437

1. A sign permit issued to a licensed sign contractor is required for all proposed signs. An additional fee of \$100 may be charged if there are any existing signs that do not have a permit (e.g. wall sign that reads "ARMACOATINGS"?).
2. Requirements of Fire Department and Industrial Waste Treatment must be met prior to approval of Change of Use.
3. Approval of Change of Use does not constitute approval of existing site conditions. Screening requirements as outlined in a letter of December 23, 1996 from City Code Enforcement must still be met.

CITY DEVELOPMENT ENGINEER

12/31/96

Jody Kliska

244-1591

No comment.

CITY UTILITY ENGINEER

12/20/96

Trent Prall

244-1590

1. Please contact Jodi Romero of the Customer Service Division at 244-1520 for information regarding potential changes in sewer plant investment fees.
2. Please contact Dan Tonello with the Industrial Pretreatment section (244-1489) at the Persigo Sewer Treatment Plant for industrial waste review.

CITY FIRE DEPARTMENT

12/26/96

Hank Masterson

244-1414

Prior to our approval, copies of MSDS's pertaining to Arma Coating operations must be submitted to the Fire Department for our review. Also, submit a narrative description of the coating process.

CITY ATTORNEY

12/26/96

Dan Wilson

244-1505

No comment.

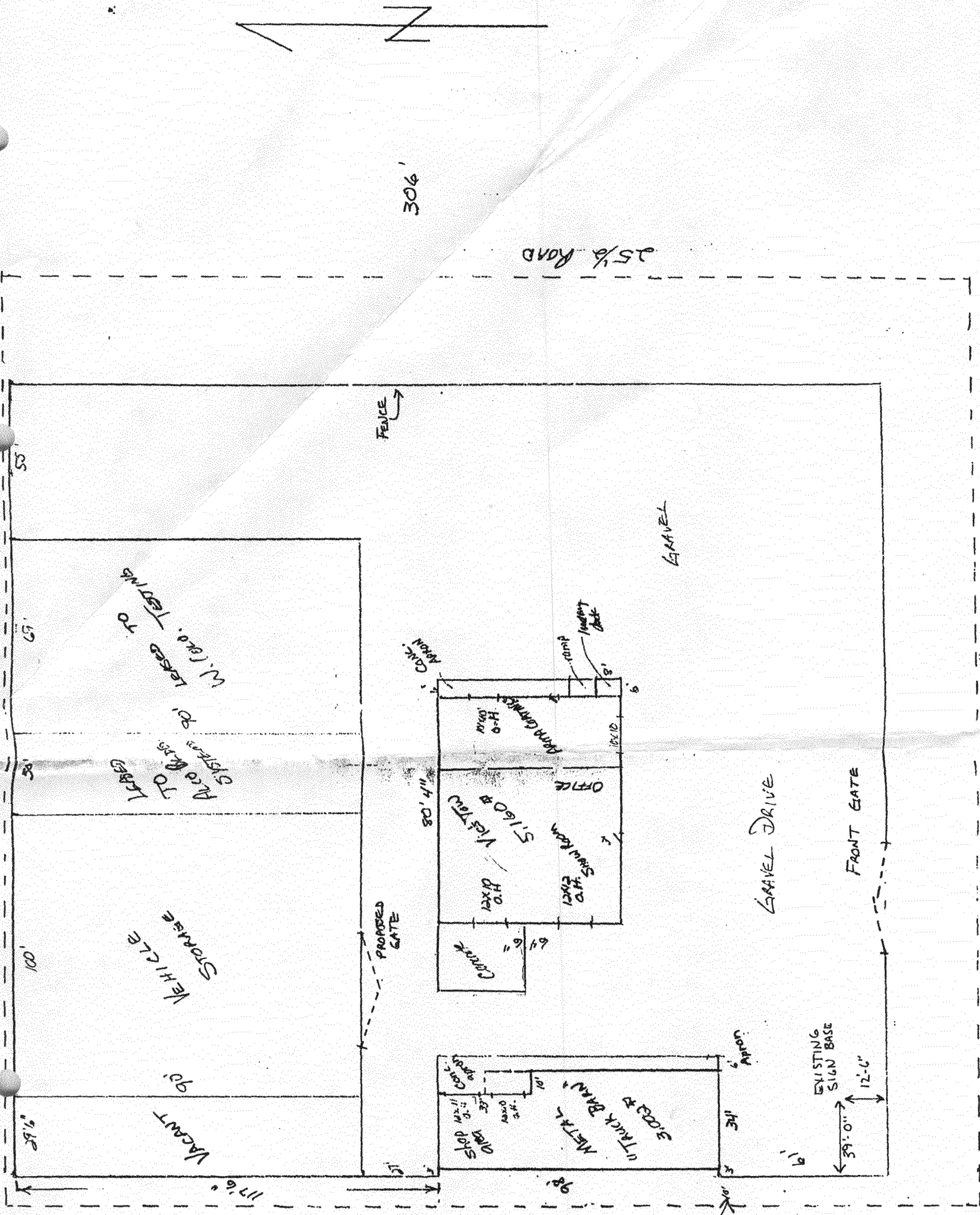
MESA COUNTY BUILDING DEPARTMENT

12/24/96

Bob Lee

244-1656

No comment.



329' 3"
INDEPENDENT AVENUE

25 1/8 ROAD

306'

EXISTING
12'-0" X 8'-0"
FLUSH SIGN
ON END OF
BLDG.

EXISTING
SIGN BASE
39'-0" X 12'-0"

GRAVEL DRIVE

GRAVEL

FENCE

W. T. & S. T. LEBES TO LABS
W. T. & S. T. LEBES TO LABS

VEHICLE STORAGE

VACANT

OFFICE
ST. 160 & VICTORY
ST. 160 & VICTORY
ST. 160 & VICTORY
ST. 160 & VICTORY
ST. 160 & VICTORY
ST. 160 & VICTORY

EXISTING SIGN BASE
39'-0" X 12'-0"

FRONT GATE

PROPOSED GATE

EXISTING SIGN BASE

EXISTING
12'-0" X 8'-0"
FLUSH SIGN
ON END OF
BLDG.