Table of Contents

Fil	e	COU-1996-04.28 Name: Arma Coatings – 930 Independent Avenue – Conditional Use Permit
P r e s e n t	S c a 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
		*Review Sheet Summary
X	X	*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
		*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	X	Site Plan
X	X	Planning Clearance – issued 1/8/97 - **
X	X	Correspondence
X	X	Sign Illumination Display illustration
_	_	
\dashv	\dashv	
\dashv	\dashv	
	- 1	

Date Submitted: 12/17/96



CHANGE OF USE

DEVELOPMENT APPLICATION

JBMITTAL	ME	CKL	[[\$\forall -

CHANGE OF USE REVIEW

Location: 930 Independent	10	1							T	ур	е	of	U	se	:_		A	Y	na	(D	ał	1/	19	S						
ITEMS					_								DI	S	ΓR	ΙBΙ	UΤ	IC	N					_					_		_
Date Received Receipt # File #	City Community Development	Dev. Eng.		City Property Agent	City Parks/Recreation	City Attorney	City Santation (20 throng)	City Fire Dept.	ing Philliplan	1	U.S. West	Public Service	GVRP	Other					·												O TOTAL REG'D.
DESCRIPTION	Ŀ	•	•	0	0		9			C	C																				V
● Application Fee \$50	1				I				T																	I		I		I	
Submittal Checklist *	1			\Box	I	I			I								\Box									I	\Box	I	I	I	
● Application Form* v	1	Ш	1	1					1_	1 1	_	↓	↓_	_														\prod	\Box		
Review Agency Cover Sheet *	1	Ш	1	1	1	1	1	1	1	1 1	1	1	1	1															\perp	\perp	
Planning Clearance*	1	Ш	\bot	_	4	1	1	\perp	\perp	L	L	L	L	L	Ц	Ц	_		4	4	\perp		_	\Box	\perp	\bot	\downarrow	\bot	\bot	\perp	
Reduction of Assessor's Map	1	Ш	1	4			┸			1 1	<u>L</u>		Ц	_	Ц	Ц	_	4	4	4	4			4	4	4	4	4	4	4	
General Project Report	1	Ш	1	1			4	┵	1	1 1	١	1_	1_	_	Ц	Ц	4	4	_	_	_	4	4	_	\dashv	4	4	4	4	4	
• 11" x 17" Site Plan	1	Ш	1	4	1	1	1	1	1	1 1	1			1	Ц	Ц	4	4	4	4	4	4	4	4	\downarrow	4	\downarrow	4	4	4	
Sketch of Proposed Signage	1	Ш	4	4	4	+	1	1	۴.	<u> </u>	Ļ	Ļ	ļ.,	ļ.,	Ц	\sqcup	4	4	4	4	4	\dashv	4	4	4	4	4	4	4	4	
Evidence of Title	1	1	1	4	1	1	1	1	4	1 1	1	1			Ц		4	4		4		_	4	_	\dashv	4	+	4	4	4	
		Н	\dashv	4	+	+	4	4	╀	1	<u> </u>	-	Ļ	L	Н	Н	_	4	4	4	4	\dashv	-	4	4	4	+	+	\dashv	+	
		Н	\dashv	\dashv	+	+	+	+	╀	╀-	┞-	1	 -	-	Н	Н	4	\dashv	\dashv	4	\dashv	4	4	4	\dashv	\dashv	\dashv	+	+	+	
		Н	\dashv	\dashv	+	+	╀	+	╀	╀	┞	╀	┝	┝	Н	Н	\dashv	4	\dashv	4	\dashv	\dashv	\dashv	-	\dashv	\dashv	+	+	+	+	
	H	Н	\dashv	\dashv	+	+	╀	+	╀	╀	┝	╀	├	\vdash	Н	Н		+	\dashv	\dashv	\dashv	\dashv	-	\dashv	\dashv	\dashv	+	+	+	+	
		H	\dashv	\dashv	\dashv	+	╁	+	╀	╀	├	╀	┝	⊢	Н	Н	\dashv	+	\dashv	\dashv	\dashv	\dashv	\dashv	\dashv	+	ᆉ	\dashv	+	+	+	-
		Н	\dashv	\dashv	+	+	+	+	╁	╁	┝	╁	\vdash	┢	Н	Н	\dashv	┥	┪	\dashv	\dashv	\dashv	\dashv	\dashv	+	十	+	╁	+	十	
	\vdash	H	\dashv	十	十	+	十	+	十	+	┢	H	┢	╁	Н	Н	ᅥ	\dashv	\dashv	+	+	\dashv	1	\dashv	\dashv	十	\dagger	十	十	+	
		H	\dashv	十	十	十	十	\dagger	十	十	H	T	十	H		H	7	┪	寸	+	7	┪	ᅥ	一	十	十	十	十	十	十	_
		H	\dashv	十	\dagger	\dagger	\dagger	T	T	T	十	t	T	H	Н	Н	\dashv	7	7	7	7	\dashv	7	1	\forall	†	\dagger	十	十	十	
		H	\top	寸	十	十	十	T	T	T	r	T	T	T		H	寸	7	7	寸	7	\dashv	7	\exists	\dashv	十	十	7	7	十	
		П	\sqcap	寸	ヿ	十	†	T	T	丅	Т	T	T			П	ヿ		٦	7	7			コ	7	十	十	1	T	十	
		П	T	7	\top	\top	1	T	T	T	Γ		Π	Γ		П	\exists	\neg	\neg	1	寸		\neg	\neg	T	\exists	T	7	7	T	
		П	П	T	T	T	T	T	T	Τ	Г			Γ		П				\exists	\neg	\exists			T	T	T	T	\Box	I	
		П	П	T	T		T	T	T	T	Π	Γ	Γ	Г		П	\neg				٦	T	\neg	\neg	T	T	T	T		I	
		П	П	T	T	T	T	T	T	T	Π	Τ	Γ	Π		П		\neg		\exists	\neg	\neg	\neg			T	T	T	T	T	
		П	П	T	T				T	Τ		Π	Γ	Π			\exists	\sqcap			٦					T	I	\prod		floor	
			\Box	\Box	I		I																			I	$oldsymbol{\mathbb{I}}$	I	I	I	
NOTES: * An asterisk in the item description c	olun	ın ir	ndic	ate	s th	nat a	a fo	rm	is s	upp	liec	d by	/ th	e C	ity.					_	-							-			

APRIL 1995

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. Enforcment 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 L

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

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

CITY COMMUNITY DEVELOPMENT

Kristen Ashbeck

12/27/96

244-1437

- 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"?).
- Requirements of Fire Department and Industrial Waste Treatment must be met prior to approval of Change of Use.
- 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 EN	V	EN	GINEER	
---------------------	---	----	--------	--

12/31/96

Jody Kliska

244-1591

No comment.

CITY UTILITY ENGINEER

12/20/96

Trent Prall

244-1590

- Please contact Jodi Romero of the Customer Service Division at 244-1520 for information regarding potential changes in sewer plant investment fees.
- 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.