



DATE SUBMITTED: \_\_\_\_\_

# CHANGE OF USE

DEVELOPMENT APPLICATION

PROPERTY OWNER: Clarence I. Simdson

ADDRESS: 2244 Kinaston Road, Grand Junction, CO 81503

PHONE: \_\_\_\_\_

APPLICANT'S NAME Phillip Marutzky

ADDRESS: 655 30 Road, Clifton, CO 81504

PHONE: 245-4400

LOCATION OF PROPERTY: 1801 Main Street

TAX PARCEL #: 2945-133-16-008

EXISTING USE: Auto sales

PROPOSED USE: Auto repair

OTHER: \_\_\_\_\_

FOR OFFICE USE ONLY

ZONE: C2

SETBACKS: F existing building S          R         

SPECIAL CONDITIONS: 10 parking spaces must be striped in accordance with the zoning & development code on the concrete pad.

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.

Phillip Marutzky  
Signature

APPROVED BY: Kathy Portson

DATE APPROVED: 3/28/96

### PROPOSED USE

The proposed use for 1801 Main Street is auto repair. Prior to my lease of the property, the property was used for auto sales. At one time the location was a gas station.

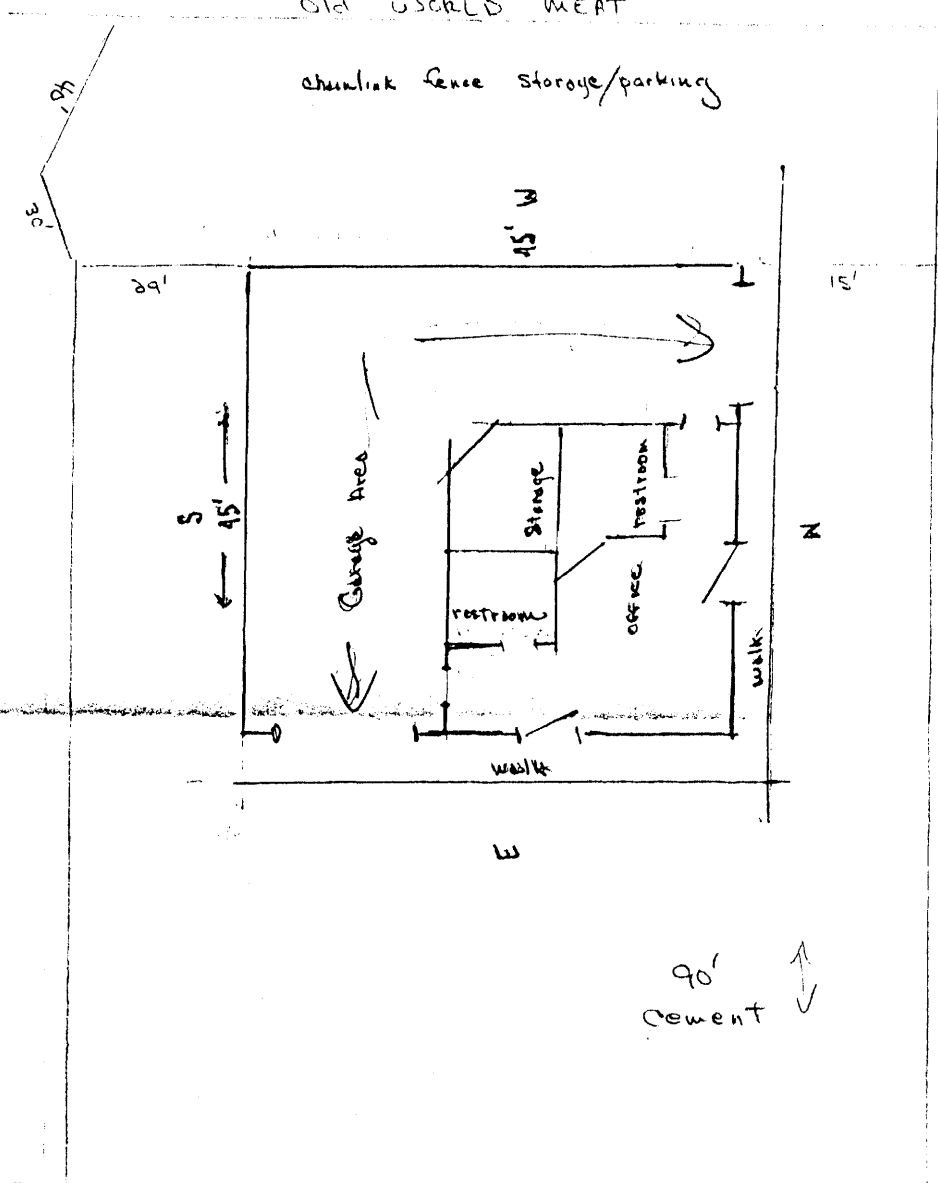
### PROJECT LOCATION AND SITE DESCRIPTION

The property is located at 1801 Main Street. The property is on the corner where Main Street and the I-70 Business Loop meet. There is approximately a 2,000 square foot building on the property consisting of a two bay garage, two restrooms, a storage room, and a small entry office. Surrounding the building is a cement driveway. Between the cement driveway and the surrounding streets is 3/4" gravel. A chainlink fence separates the west side of the property from Old World Meat.

Old USARLD MEAT

chainlink fence storage/parking

B1 PASS



36' 3/4 rock

90' cement

18' 3/4 rock

21' 3/4 rock

MAIN ST

# REVIEW COMMENTS

Page 1 of 2

FILE #COU-96-4.9

TITLE HEADING: Auto Sales to Auto Repair

LOCATION: 1801 Main

PETITIONER: Phillip Marutzky

PETITIONER'S ADDRESS/TELEPHONE: 655 30 Road  
Clifton, CO 81520  
245-4400

PETITIONER'S REPRESENTATIVE: Doehling & Associates

STAFF REPRESENTATIVE: Kathy Portner

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

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**CITY FIRE DEPARTMENT**

3/12/96

**Hank Masterson**

244-1414

The Fire Department has no problems with this change of use. Provide two 2A:10B:C fire extinguishers for this business. Mount one in service area and one office area.

**CITY UTILITY ENGINEER**

3/12/96

**Trent Prall**

244-1590

Please contact Utility Billing at 244-1580 for information regarding Sewer Plant Investment Fees. All applicable fees must be paid prior to issuance of a building permit.

**MESA COUNTY BUILDING DEPARTMENT**

3/11/96

**Bob Lee**

244-1656

No comments.

**CITY POLICE DEPARTMENT**

3/12/96

**Dave Stassen**

244-3587

For security reasons the petitioner should ensure lighting on all four sides of the building, especially in the storage area to the west. The petitioner should also contact either a reputable locksmith or the Grand Junction Police Department Crime Prevention office for advise on quality locks for the business.

**CITY COMMUNITY DEVELOPMENT**

3/14/96

**Kathy Portner**

244-1446

1. Parking requirement for auto repair is 1 space per employee on the largest shift, plus 2 spaces per service bay, plus 1 space for each vehicle used in operation of the use. Please confirm the number of bays and number of employees and whether there are any company vehicles.
2. The site plan must show the required parking on the concrete portion of the site. All required spaces must be striped.

3. All signs require a sign permit from our department. Only a licensed sign contractor can pull a permit.
4. Are any modifications to the site or building proposed?

**CITY DEVELOPMENT ENGINEER**

**3/15/96**

**Jody Kliska**

**244-1591**

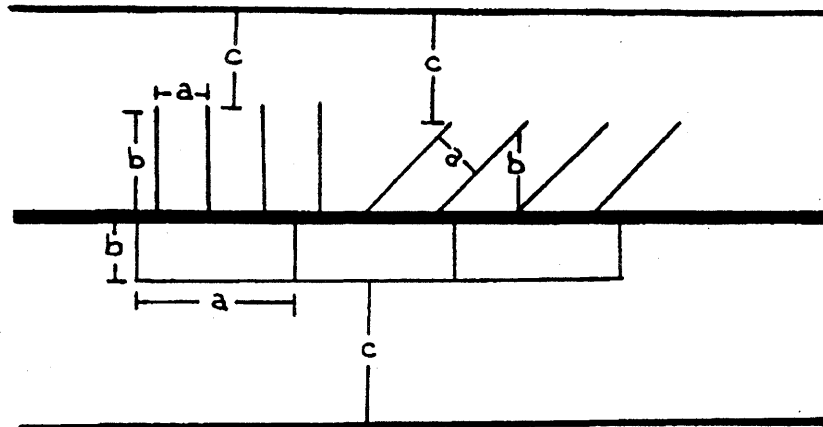
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1. Please show parking and driveway locations.
2. No Transportation Capacity Payment.

J. Appeals - The Board of Appeals may, after reviewing the appeal of an administrative decision or the standards of this section, according to the criteria listed in section 5-5-1 I., authorize variances from the provisions of Section 5-5-1.

K. Parking Stall and Aisle Dimensions (see Figure F5-5-1K)

<b>PARKING ANGLE</b>	<b>A</b>	<b>B</b>	<b>C</b>
	<b>STALL WIDTH IN FEET</b>	<b>STALL LENGTH IN FEET</b>	<b>AISLE WIDTH IN FEET</b>
0°	22.0	9.0	12.0
	22.0	9.5	12.0
	22.0	10.0	12.0
30°	9.0	18.0	11.0
	9.5	18.0	11.0
	10.0	20.0	11.0
45°	8.5	21.0	13.0
	9.0	21.0	12.0
	9.5	21.0	11.0
60°	8.5	21.0	18.0
	9.0	21.0	16.0
	9.5	21.0	15.0
75°	8.5	19.5	25.0
	9.0	19.5	23.0
	9.5	19.5	22.0
90°	8.5	18.5	28.0
	9.0	18.5	25.0
	9.5	18.5	24.0



(Figure F5-5-1K) PARKING STALL AND AISLE DIMENSIONS

- L. One off-street parking space per dwelling unit behind the required front yard setback, for one commercial vehicle not to exceed two (2) tons carrying capacity, may be allowed in a residential zone.
- M. In all zones other than single family, parking areas to be utilized after daylight hours shall be provided with lighting facilities for safety purposes.

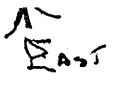
#### 5-5-2 ON-STREET PARKING

- A. All streets shall allow on-street parking unless prohibited by signing, striping, or painting.
- B. Street parking allowed adjacent to any land use shall not reduce the off-street parking requirements.

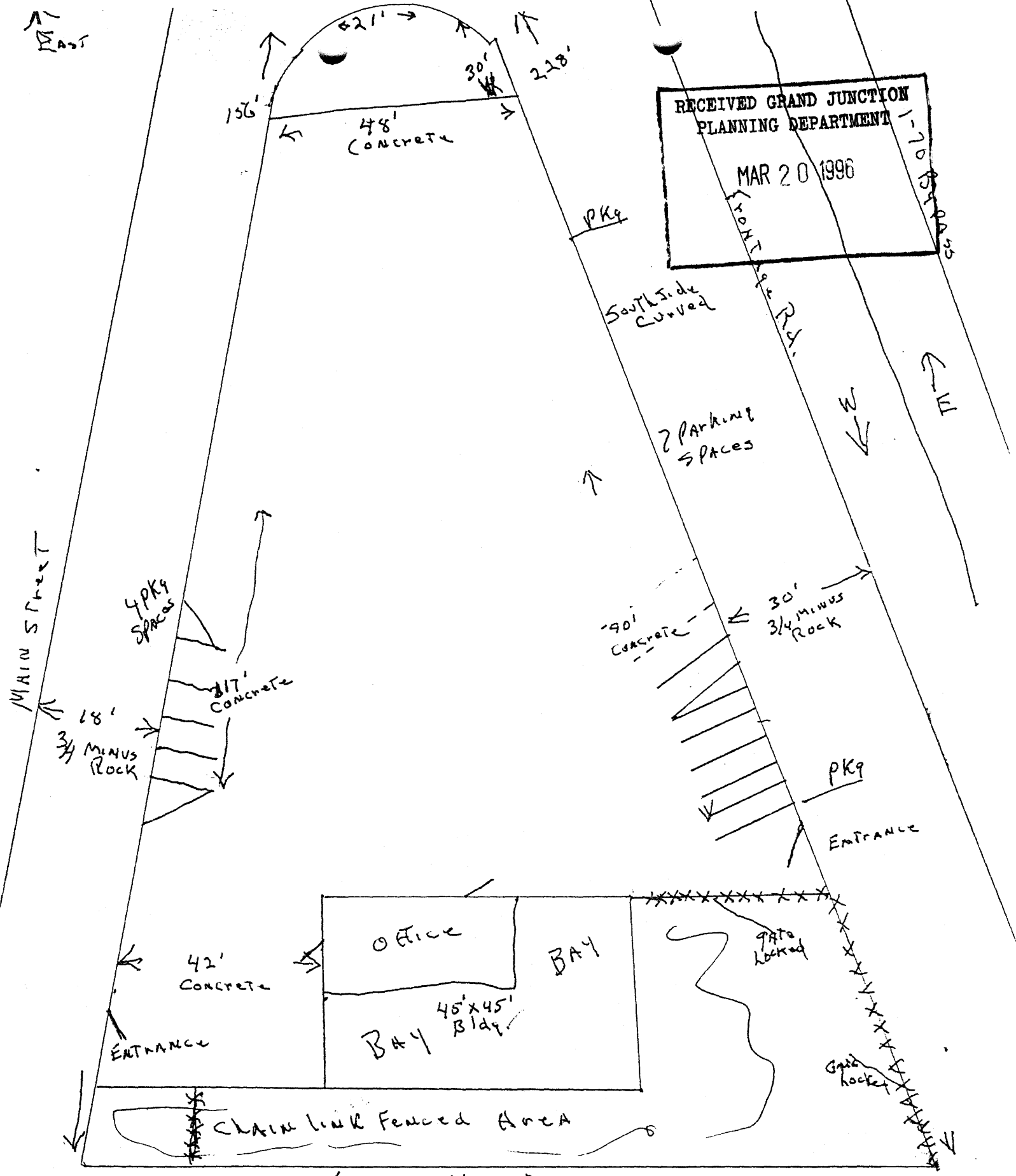
#### 5-5-3 LOADING

- A. Site plans for proposed business, commercial or industrial uses shall show provisions for loading/unloading areas on the premises. These areas shall be reviewed for their impact on the site, the adjacent streets, and the adjacent land uses.
- B. Truck loading and unloading may not take place on public right-of-way except in areas specifically designed and approved for this activity and shall at no time interfere with the normal flow of automobile or pedestrian traffic on any public street.





RECEIVED GRAND JUNCTION  
 PLANNING DEPARTMENT  
 MAR 20 1996



West End Backs To old World ment 135'

NOT TO SCALE  
 W 3-19-96  
 FOOTAGE APPROX.