

PRE-APPLICATION CONFERENCE

Date: 3/7/96
Conference Attendance: Norm Freund
Proposal: Auto Repair Expansion
Location: 2914 North Ave.

Tax Parcel Number: 2943-083-00-035
Review Fee: \$175.00

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? TCP Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required? YLS

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?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X George E. Wheeler
Signature(s) of Petitioner(s)

X [Signature]
Signature(s) of Representative(s)

SUBMITTAL CHECKLIST

Norm Krund

2943-083-00-035

SITE PLAN REVIEW

Auto Repair Expansion

Location: 2914 North Ave

Project Name: _____

ITEMS		DISTRIBUTION																				TOTAL REQ'D.						
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	○ City Property Agent	● City Parks/Recreation <i>Police</i>	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	● County Planning	● County Bldg. Dept.	● Irrigation District OT <i>OT</i>	● Drainage District OT <i>OT</i>	● Water District	○ Sewer District	● U.S. West	● Public Service	○ GVRP	● CDOT	○ Corps of Engineers	○ Walker Field		○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	● City Sanitation <i>Fruitvale</i>	○ School Dist #51 <i>Sanitator</i>	
● Application Fee <i>\$175.00</i>	VII-1	1																										
● Submittal Checklist *	VII-3	1																										
● Review Agency Cover Sheet *	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance *	VII-3	1																										
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Evidence of Title	VII-2	1		1			1																					
○ Deeds	VII-1	1		1			1																					
○ Easements	VII-2	1	1	1	1		1																					
○ Avigation Easement	VII-1	1		1			1																					
○ ROW	VII-2	1	1	1	1		1																					
○ Improvements Agreement/Guarantee *	VII-2	1	1	1			1																					
● CDOT Access Permit <i>if required</i>	VII-3	1	1																									
○ Industrial Pretreatment Sign-off	VII-4	1		1																								
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Elevation Drawing	IX-13	1	1																									
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2									1								1								
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1											
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1						1	1	1	1	1												
○ Roadway Plan and Profile	IX-28	1	2									1																
○ Road Cross-Sections	IX-27	1	2																									
○ Detail Sheet	IX-12	1	2																									
● Landscape Plan	IX-20	2	1	1																								
○ Geotechnical Report	X-8	1	1							1																		
● Final Drainage Report	X-5,6	1	2									1																
○ Stormwater Management Plan	X-14	1	2									1								1								
○ Phase I and II Environmental Rerpot	X-10,1	1	1																									
○ Traffic Impact Study	X-15	1	2																	1								

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

Drainage & Drainage Report

owner's signature will be acquired Monday when he gets into town. - psz

**PROJECT NARRATIVE
FOR A PROPOSED ADDITION TO "DARE TO CARE"
AUTOMOTIVE SERVICE AND REPAIR
2914 NORTH AVENUE
MESA COUNTY, COLORADO
March 4, 1996**

GENERAL

The site is located at 2914 North Avenue in Grand Junction, Mesa County, Colorado. The present use of the site is an automotive service and repair shop.

The existing structure is a block building containing 2845 square feet. The owner is proposing to add 1680 square feet of floor space to the building. The proposed addition will be a metal building with a concrete floor.

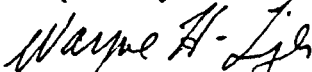
FEATURES TO BE PART OF THE PROJECT

The owner is planning to put landscaping in front of the property in the amount of 5% of the parking area space being provided..

The property is relatively flat, however, some fill will be required in order to provide a drainage swale from the back of the building to the front property line. A concrete v-pan will be required on the East side of the proposed addition as there is not adequate room to grade an earthen type swale.

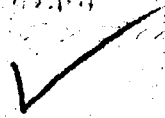
All services are available at the site.

Respectfully submitted,



Wayne H. Lizer P.E., P.L.S.

**GRAND JUNCTION FIRE DEPARTMENT
BUILDING PERMIT CLEARANCE FORM**



RECEIVED: DATE 1-18-96 FEE N.A.
 TIME 1:38 PAID _____

2914 No. Avenue Norm Friend 434-8041
 JOB LOCATION CONTACT NAME/PHONE

Automotive Repair
 BUSINESS NAME BUILDING USE

DATE COMPLETE

1. FIRE FLOW SURVEY
 a) Site Plan _____
 b) Building Plan _____
 c) Construction Type _____

2. FIRE PROTECTION SYSTEM
 a) Hydraulic Calculation _____
 b) System Prints _____
 c) Components Parts List _____

3. FIRE ALARM SYSTEM
 a) Wiring Diagram _____
 b) System Components List _____

4. OTHER PLAN REVIEW
 a) _____

1/22/96

5. REQUIRED PERMITS
 a) _____
 b) _____
 c) _____

* See requirements under specific permit

6. NO REQUIREMENTS

PROVIDE ONE 4A:40B:C FIRE EXTINGUISHER
 FOR THE NEW ADDITION

Frank Masterson
 Completed By

1/22/96
 Date

8:10
 Time

 Data Input



FRUITVALE WATER & SANITATION DISTRICT

Phone 243-1494 2887 North Ave.

Grand Junction, CO 81501

District Manager: Art Crawford

Jan 18, 1996

This is to certify that sewer service available at
2914 North Ave.

Art Crawford
Art Crawford, Manager

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-62

TITLE HEADING: Dare to Care Expansion

LOCATION: 2914 North Avenue

PETITIONER: George Wheeler

PETITIONER'S ADDRESS/TELEPHONE: 3045 Teller Avenue
Grand Junction, CO 81504
434-8366

PETITIONER'S REPRESENTATIVE: Norm Friend

STAFF REPRESENTATIVE: Kathy Portner

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

MESA COUNTY BUILDING DEPARTMENT

3/11/96

Bob Lee

244-1656

Buildings housing repair garages classified as H-4 occupancies are required to have fire-extinguishing systems installed when the area of the building exceeds 3,000 square feet. Does not apply to areas separated by approved fire-walls. Please submit two sets of plans for our review and allow 10-14 days for such review.

CITY POLICE DEPARTMENT

3/14/96

Dave Stassen

244-3587

The petitioner should ensure that lighting is placed on all exposed sides of the new structure, especially on the rear (north) side. I would encourage the petitioner to contact the Crime Prevention unit, after the new building is constructed for a security inspection.

CITY UTILITY ENGINEER

3/15/96

Trent Prall

244-1590

SEWER - Fruitvale Sanitation District

WATER - Ute Water

No comment.

CITY COMMUNITY DEVELOPMENT

3/15/96

Kathy Portner

244-1446

1. The parking requirement is three spaces per service bay, and one space per employee on the largest shift, and one space for each company vehicle. Please supply the necessary information to determine the parking requirement.
2. All parking and vehicular travel areas required for the addition must be paved.
3. A complete landscaping plan must be submitted showing area to be landscaped and the types and sizes of plantings. All required landscaped areas must be served by a pressurized, underground irrigation system. The landscaping requirement for the entire site is 75% of the 1st 5' of the frontage. Please indicate the square footage that is existing or proposed.

CITY FIRE DEPARTMENT

3/18/96

Hank Masterson

244-1414

The Fire Department has no problem with this proposal.

CITY DEVELOPMENT ENGINEER

3/22/96

Jody Kliska

244-1591

Transportation Capacity Payment is \$716.08.

GRAND JUNCTION DRAINAGE DISTRICT

3/18/96

John Ballagh

242-4343

There are no known existing or planned Grand Junction Drainage District facilities across or adjacent to this lot.

*Mesa County Planning
Fruitvale Sanitation
CO Dept of Trans*

STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Region 3



222 South Sixth St., Room 317
Grand Junction, CO 81501-2769

(303) 248-7208 Fax No. (303) 248-7254

STATE HIGHWAY ACCESS PERMIT INFORMATION AND BILLING

To: Permittee: George Wheeler
Address: 3045 Teller Avenue
Grand Junction, CO 81504

Date: March 21, 1996

Permittee: Please review both sides of the attached State Highway Access Permit (form #101) and all attachments.

NOTE: IF YOU FAIL TO SIGN AND RETURN THE ATTACHED ACCESS PERMIT WITHIN 60 DAYS OF THE DATE OF THIS LETTER, THE COLORADO DEPARTMENT OF TRANSPORTATION WILL CONSIDER THE PERMIT VOID.

If you choose not to act on the permit:

- return the permit unsigned.

If you wish to appeal the terms and conditions of the permit:

- refer to the back of the Access Permit for an explanation of appeal procedures.

If you accept the permit, please:

- sign the Access Permit on the line marked "PERMITTEE". Your signature confirms your agreement to all listed terms and conditions.

- provide a check or money order made out to the jurisdiction named on the next line for the amount due.

CDOT

\$ 100.00

Make check or money order payable to

Amount due

- return all copies and attachments of the Access Permit along with your payment back to the Colorado Department of Transportation at the address noted below.

The Department of Transportation will process and return to you a validated (signed and recorded) copy of your Access Permit.

DO NOT BEGIN ANY WORK WITHIN THE STATE RIGHT OF WAY WITHOUT A VALIDATED ACCESS PERMIT. USE OF THIS PERMIT WITHOUT TRANSPORTATION DEPARTMENT VALIDATION SHALL BE CONSIDERED A VIOLATION OF STATE LAW.

If you have any questions, please call: Charles I. Dunn
Phone: 970-248-7234

Return Access Permit to: Colorado Department of Transportation
222 South 6th Street, Room 317
Grand Junction, CO 81501-2769

The transmittal to you of the Access Permit form for your approval constitutes final action by the Colorado Department of Transportation pursuant to section 43-2-147 C.R.S., as amended.

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT**

SH No/MP/Side: 6B/033.650/RIGHT
 Local Jurisdiction: Grand Junction
 Dist/Section/Patrol: 03/32/11
 DOT Permit No.: 396047
 Permit Fee: 100.00
 Date of Transmittal: 03/21/96

THE PERMITTEE:

George Wheeler
 3045 Teller Avenue
 Grand Junction, CO 81504

APPLICANT:

Construction Services
 226 30 Road
 Grand Junction, CO 81503

George Wheeler - (970) 434-8366 (970) 434-8041

is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

LOCATION:

On the north side of State Highway 6B, a distance of 3432 feet east from Mile Post 33; 2914 North Avenue.

ACCESS TO PROVIDE SERVICE TO:

	PERCENT
Automobile Care Center (4525 Sq Ft)	100.00 %

OTHER TERMS AND CONDITIONS:

SEE ATTACHED SHEET(S) FOR TERMS AND CONDITIONS

MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

By (X) _____ Date _____ Title _____

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. **The permittee shall notify** Mike Bowker **with the Colorado Department of Transportation in** Grand Junction **at** 970-256-5975 **at least 48 hours prior to commencing construction within the State Highway right-of-way.**

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X) _____ Date _____

This permit is not valid until signed by a duly authorized representative of the Department.
 DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

By (X) _____ Date _____ Title Access Coordinator
 (Date of Issue)

DATE: March 21, 1996
ACCESS PERMIT NUMBER 396047 - SHEET 2
ISSUED TO: George Wheeler

TERMS AND CONDITIONS

1. Access is permitted as constructed.
2. This permitted access is only for the use and purpose stated in the Application and Permit.

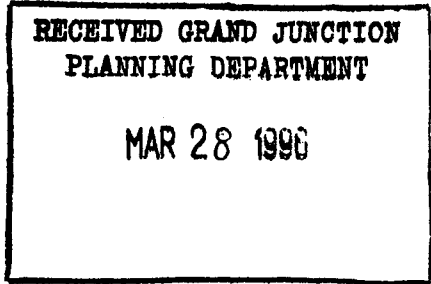
RESPONSE TO REVIEW COMMENTS

LOCATION: 2914 North Avenue

PETITIONER: George Wheeler

PETITIONER'S REPRESENTATIVE: Norm Friend

STAFF REPRESENTATIVE: Kathy Portner



RESPONSE:

1. Mesa Co. Bldg. Dept. - Comments will be addressed when applying for Building Permit.
2. City Police Department - No response necessary.
3. City Utilities - No response necessary.
4. City Community Development -
 - A. Parking requirements adjusted as shown on plans. Two (2) additional employees as result of addition to building.
 - B. Parking & vehicular travel area is hard surfaced.
 - C. Landscaping shown on plans and calcs shown.
5. City Fire Department - No response necessary.
6. City Development Engineer - TCP fee will be paid.
7. Grand Junction Drainage - No response necessary.


Norman L. Friend

Existing - 2 bay x 3 = 6 spaces
3 employees x 1 = 3 spaces

Proposed - 2 bay x 3 = 6 spaces
2 employees x 1 = 2 spaces

17 spaces

REVIEW COMMENTS

Page 1 of 2

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3/11/96

Bob Lee

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3/14/96

Dave Stassen

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3/15/96

Trent Prall

244-1590

SEWER - Fruitvale Sanitation District

WATER - Ute Water

No comment.

CITY COMMUNITY DEVELOPMENT

3/15/96

Kathy Portner

244-1446

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CITY FIRE DEPARTMENT

3/18/96

Hank Masterson

244-1414

The Fire Department has no problem with this proposal.

CITY DEVELOPMENT ENGINEER

3/22/96

Jody Kliska

244-1591

Transportation Capacity Payment is \$716.08.

GRAND JUNCTION DRAINAGE DISTRICT

3/18/96

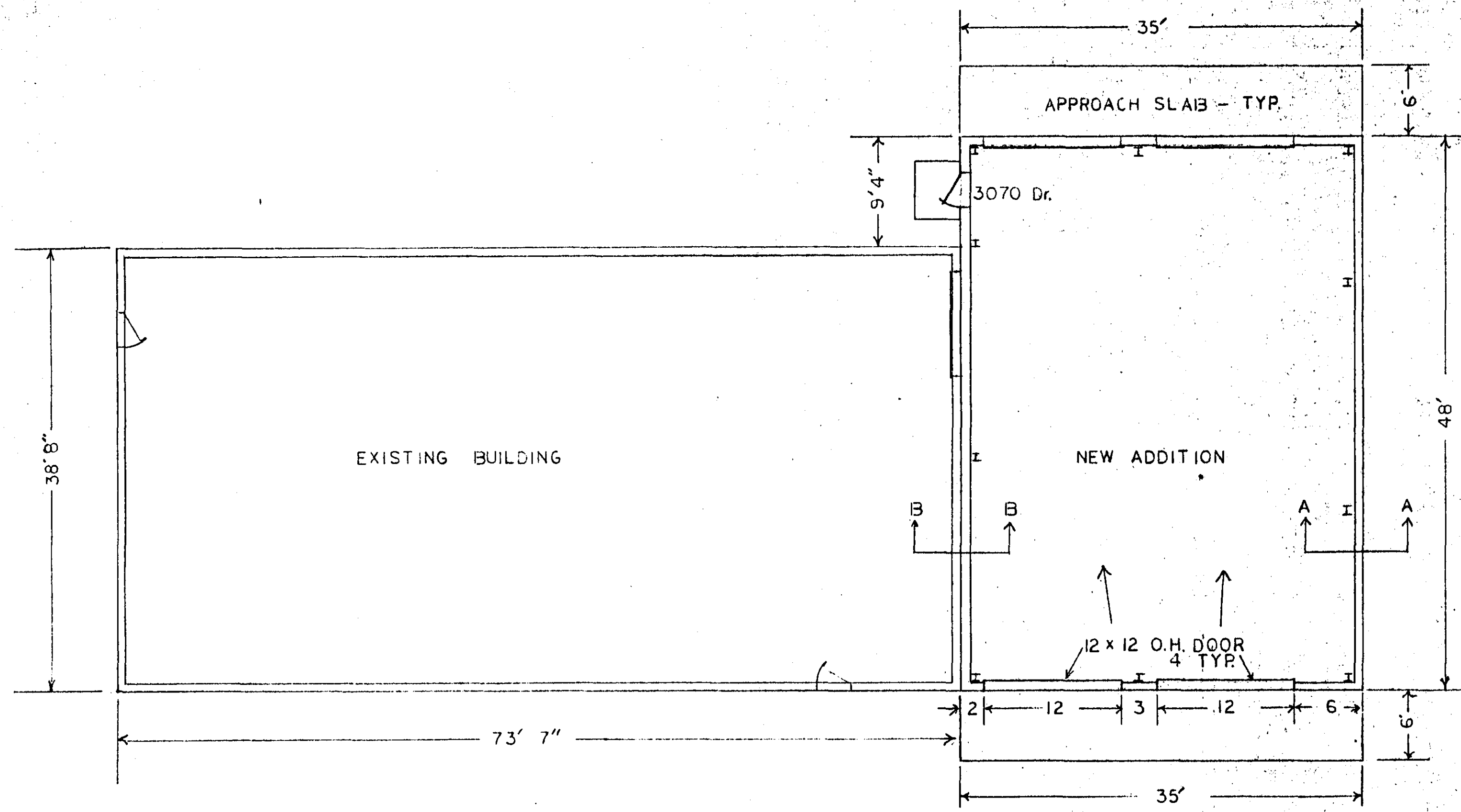
John Ballagh

242-4343

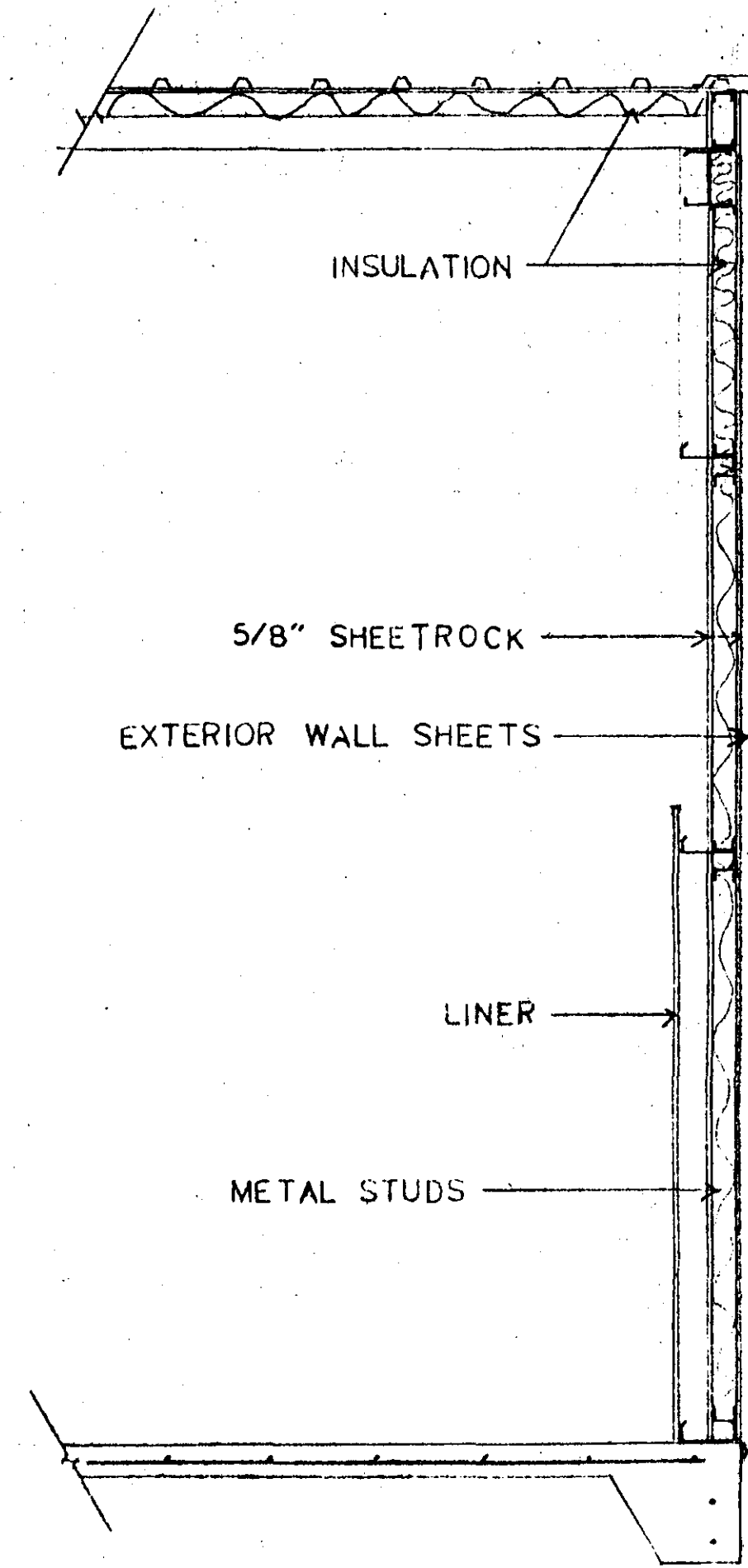
There are no known existing or planned Grand Junction Drainage District facilities across or adjacent to this lot.

SPR-96-62 Site Plan Review
Auto Repair Expansion, 2914 North Avenue

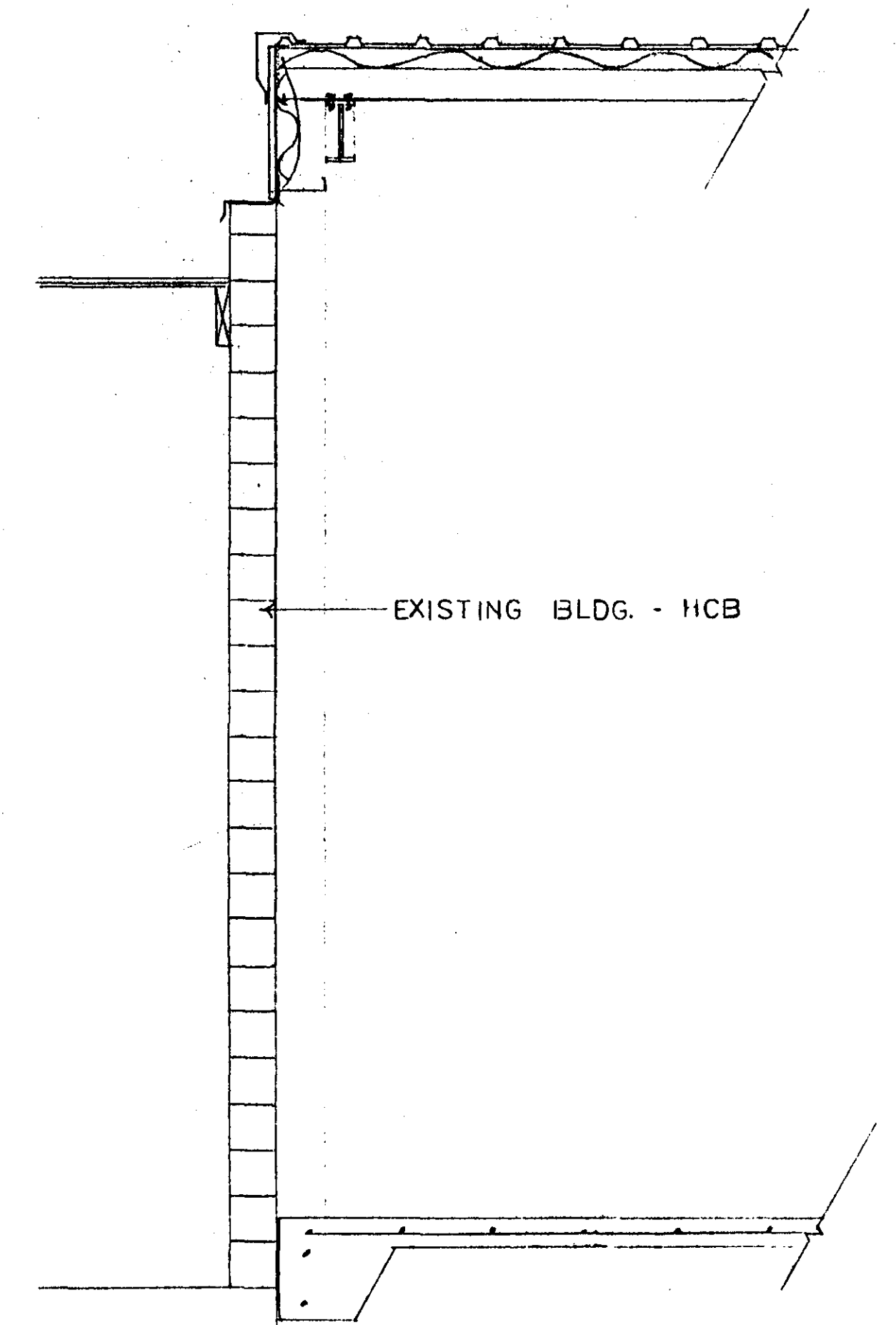
Applicant received a Planning Clearance based on the approved site plan stamped by the City. All site improvements as shown on the plan must be completed prior to issuance of a C.O. for the addition.



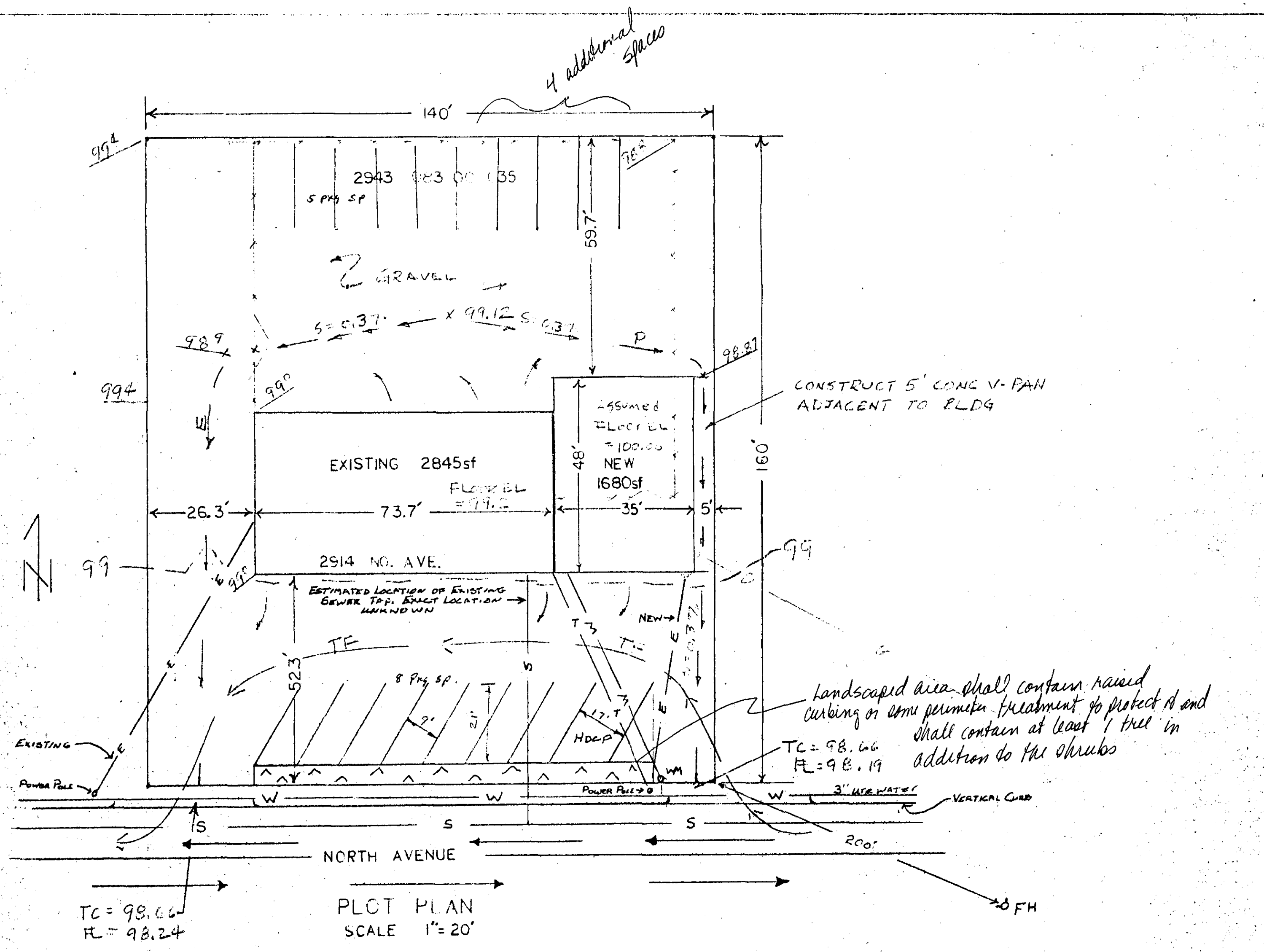
FLOOR PLAN
SCALE 1/8" = 1'



SECTION A-A
SCALE 1/2" = 1'



SECTION B-B
SCALE 1/2" = 1'



PLOT PLAN
SCALE 1" = 20'

LEGEND

- 99 --- EXISTING CONTOUR
- 98.9 SPOT ELEVATION
- 98.87 PROPOSED FINISH GRADE - SWALL
- G --- EXISTING GAS
- W --- EXISTING WATER
- S --- EXISTING SEWER
- T --- EXISTING TELEPHONE
- E --- EXISTING ELECTRIC
- P --- PROPOSED DRAINAGE PATTERN
- E --- EXISTING DRAINAGE PATTERN
- TF --- PROPOSED TRAFFIC FLOW
- ^^^ SPREADING JUNIPER - SUCH AS JUNIPERUS HORIZONTALIS "YOUNGSTOWN" AND "BLUE CHIP" VARIETIES - 10-5 GAL PLANTS

LANDSCAPE CALCS. - PROPERTY FRONTAGE 140'
140' x 5' x 75% = 525 SF of Landscaping
Landscape Area 100' long x 5'3" wide.

GEORGE WHEELER	
2914 NO. AVE., GRAND JUNCTION, COLO.	
CONSTRUCTION SERVICES	
226 30 RD., GRAND JUNCTION, COLO.	
FLOOR PLAN-SECTIONS-PLOT PLAN	
scale AS NOTED	drawn by N.Friend
date 1-2-96	page 1 of 2

ACCEPTED *KL 3/29/96*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SFR-1996-062