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File SPR-996-121

Name: North Avenue Village – NE corner of Wal-Mart Subdivision - 2885 North Avenue

P r e s e n t	S c a n e d	<p>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.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>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.</p>
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		*Review Sheet Summary
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		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
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		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
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		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
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X	X	*Review Comments
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X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Ordinance No. 2919 - **		
X	X	Resolution No. 74-96 – Bk 2254 / Pg 338 - **		
X	X	Planning Clearance – issued 7/1/96 - **		
X		Statutory Deed – Bk 2193 / pg 280		
X	X	Correspondence		
X		Reciprocal Cross Easement Agreement – Bk 1905 / Pg 763		
X		Curb, Gutter and Paving Plan		
X	X	Site / Landscape Plan – to be scanned		
X		Exterior Elevations		
X	X	Grading and Drainage Plan		
X	X	Development Improvements Agreement – Bk 1905 / Pg 167 - **		
X	X	City Council Minutes – 7/17/96 - **		
X	X	Fence Permit - ** - issued 11/4/96		
X	X	Site Plan		

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 2885 North Avenue

Project Name: Retail Center

ITEMS		DISTRIBUTION																		TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	● City Community Development *	● City Dev. Eng. <u>Jody *</u>	● City Utility Eng.	○ City Property Agent	● City Parks/Recreation <u>Police</u>	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	● Irrigation District / <u>Foothillvale</u>	● Drainage District / <u>GSJ Drainage</u>	○ Water District	● Sewer District / <u>Foothillvale Sewer</u>	● U.S. West	● Public Service	○ GVRP	○ CDOT		○ Corps of Engineers	○ Walker Field	○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51	
● Application Fee <u>\$175</u>	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 - <u>Access if proposed or existing</u>	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	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
● 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 <u>(mini)</u>	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.

To: Kathy Portner
Cc: Jim Shanks, Mark Relph, Don Newton
From: Jody Kliska
Subject: Scotty's Muffler @ Walmart
Date: 12/11/95 Time: 10:37AM

I spoke with Willie Shuman, who has purchased the vacant outlot at Walmart for a Scott's Muffler and Car Wash. He will be constructing the completion of sidewalk along the North Avenue frontage, using some of the funds which are being held by Finance from when Payless Shoes went in. He asked about a waiver of the TCP because of the improvements Walmart made - new traffic signal, Melody Lane. After talking to Jim Shanks, I have told Willie we will credit the TCP for his development because of the Walmart improvements and the sidewalk construction.

He will be submitting a site plan shortly.

My reading of the TCP ordinance is that we give credit for improvements done within the last five years. Walmart is at the outer limit of this time frame, so their next expansion will fall under current TCP ordinance where they will either pay a fee or construct additional offsite improvements.

Jody

fell



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

January 15, 1996

Gaynell Lenderman
Gay Johnson's, Inc.
P.O. Box 1829
Grand Junction, CO 81502

RE: 115 W. Grand Avenue

Dear Ms. Lenderman:

We have reviewed your request to re-evaluate the parking needs of the commercial building at 115 W. Grand Avenue. We have modified the required parking as follows:

Little Caesars--1,450 s.f.

The Code requirement is one space per 60 s.f. of gross floor area for restaurants with no seating, resulting in 24 spaces being required. We agree that 24 spaces seems excessive, especially since Little Caesar's now delivers, and have reduced the required number to 15 spaces.

Subway--48 seats

The Code requirement is one space per 3 seats for a total of 16 spaces required. We feel that number is reasonable.

Fantastic Sam's--1,200 s.f.

The Code requirement for hair salons is three spaces per operator station. The floor plan for Sam's shows 9 operator stations in addition to the shampoo and drying areas. Based on that, the Code requirement would be 27 spaces. However, the letter dated January 10, 1996 from Brent Christensen describing Sam's operation indicates that at peak time, between 9:00 a.m. and 11:00 a.m. and 4:00 p.m. and 6:00 p.m., there will be up to 4 stylists working 8 to 9 different styling, coloring, and perming stations serving a maximum of 4 customers at a time. Base on that, we have allocated 5 spaces needed for employee parking (4 stylists and one receptionist), and 8 spaces for customers (4 customers being served and 4 customers waiting), for a total of 13 spaces required.

restate this in your project narrative

Based on the above a total of 44 spaces would be required. Based on the site plan submitted with the Change in Use for Fantastic Sam's, there are 46 spaces on site. However, at least one handicap accessible space is required in the east parking lot, in addition to the one shown behind the building, and is not shown on the plan. Provision of the handicap space will reduce the number to 44 or 45, which will still meet the requirement.

If parking becomes a problem in the future with the existing tenants, or a change in tenants, Gay Johnson's could be required to provide additional parking on-site. Thank you for your cooperation in providing the information necessary for making the parking determination.

Sincerely,

Katherine M. Portner

Katherine M. Portner
Planning Supervisor

- let in touch with us on proposed signage -
It appears 58 s.f. is remaining for flush wall on hand



January 10, 1996

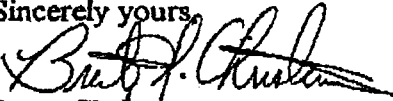
Thomas B. Foster
4822 S. Carson Street
Aurora, CO 80015

Dear Mr. Foster,

This is in response to your questions on parking needs for a Fantastic Sam's. We have found that at our peak hours we will have up to four stylists working eight to nine different styling, coloring, and perming stations depending on the needs. Since there are only four stylists, they will be servicing four customers at any one time. As we have said in the past, we discourage any type of a wait, but sometimes we will have one or two customers waiting for a service. If there is a wait, we always suggest they take advantage of the food services next door to make their wait time more tolerable. Therefore, our maximum parking needs which would be at our peak times would be ten parking stalls.

Should you have any more questions, we would be happy to provide answers.

Sincerely yours,



Brent Christensen
Regional Director
Fantastic Sam's Rocky Mountain Region

SCOTTY INVESTMENTS
405 Pitkin Avenue
Grand Junction, CO 81501
245-0101

April 1, 1996

Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Attention: Review Agency

GENERAL PROJECT REPORT

Scotty Investments, a Partnership, plans to build a four unit retail center located at 2885 North Avenue, Grand Junction, Co. 81501. The building site is in the north east corner of the Wal-Mart Subdivision. Our center will be known as North Avenue Village and will feature one very prominent franchise. Subway Sandwiches will occupy approximately 1630 square feet in the north end. This will leave a balance of 3000 square feet available for lease.

Jim Cagle, who locally owns and operates Subway Sandwiches in the Western Colorado area, plans to move his North Avenue Store, which is currently operating in the Village Lane Center, into our center. This not only will increase his sales volume and seating capacity, but will also solve a parking problem that already exists in his current location. Little Caesars Pizza plans to expand their store by taking over the vacated space from Subway. As a result of the two stores moving, their sales volume will increase with the added seating, and the competition for parking spaces will be eliminated.

We feel fortunate to have this very strong anchor in our retail center. This center will provide many needed services to Grand Junction area residents. At this time we would like to outline just a few of the many features of our proposed retail center.

**Wal-Mart Store #01-1280
2881 North Avenue
Grand Junction, CO 81501**

May 3, 1996

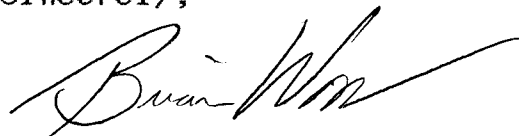
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Attention: Review Agency

We at Wal-Mart are looking forward to Scotty Investments completion of their Mini-Strip Mall which will be located on Wal-Mart Subdivision Lot # 3, as this will finish our Subdivision.

We know at times there will be an overlap of parking at peak times. We feel comfortable that at these peak times there will be an overlap of 6 to 7 parking spaces.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Wood", with a long, sweeping horizontal stroke extending to the right.

Brian Wood
Wal-Mart Management
303 241-6061

CONSTRUCTION

- | | |
|-----------------------------|--------------------|
| 1. Chuck Lopez Construction | General Contractor |
| 2. Frank Wagner | Architect |
| 3. L. J. Lindeaur | Engineer |
| 4. Lincoln Devore | Soils Testing |
| 5. Land Design | Drainage Report |

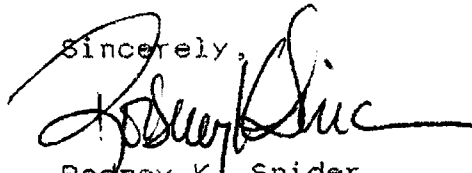
The center will be constructed of a very attractive stucco exterior finish. The store fronts will be tinted glass. This will blend nicely with the Payless Shoe Store just to the west. The parking lot will be completely paved, providing 39 parking spaces. Landscaping will be mostly along the north lot line, consisting of Mugo Pines, Austrian Pines, as well as many other attractive trees and shrubs. We also have included landscape in the five foot "strip" that lies in the easement just north of our North Avenue property line. This will clean up this area as well as provide a continuation of the North Avenue sidewalk link for pedestrians.

We have addressed the sign problem which arose at our preliminary meeting. It is our understanding that committee has chosen to make an amendment to the sign code, not just for this project, but for all projects to come. We feel comfortable with this decision and hope to see the law changed before the completion of this project.

Scotty Investments is looking forward to serving local area business people as well as providing expansion to the Grand Junction community. We feel this project will benefit everyone involved and are counting on your support as well. If you have any questions please feel free to contact us.

Thank you for your consideration.

Sincerely,



Rodney K. Snider
245-0101
William L. Shuman
245-4266

May 6, 1996

City of Grand Junction
Department of Public Works
250 North 5th Street
Grand Junction, Colorado 81501

Attn.: Mrs. Jody Kliska, P.E.

Re: Drainage Plan for North Avenue Village, Job No. 95171.40.

Dear Jody;

The proposed site plan for North Avenue Village, aka Lot 3, Wal-Mart Minor Subdivision will direct the developed stormwater runoff south directly to the north edge of Wal-Mart's existing parking area. From this point it will be conveyed by existing curb and gutter east to Melody Lane and then south approximately 800 feet to an existing inlet located at the southeast corner of the Wal-Mart property. From this point it shall be conveyed directly to an existing 30" diameter storm sewer running from the north to the south in Melody Lane. The site and it's proximity to the existing inlet are shown on the attached "Area Drainage Map, Exhibit #1".

References include the "Final Drainage Report, Wal-Mart Expansion, Grand Junction, Colo." Prepared by Dunaway Associates West Inc., Dated February 15, 1994.

Sincerely



Philip M. Hart, P.E.

Comm. Dev.

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-121

TITLE HEADING: North Avenue Village

LOCATION: 2885 North Avenue

PETITIONER: Scotty Investments

PETITIONER'S ADDRESS/TELEPHONE: 405 Pitkin Avenue
Grand Junction, CO 81501
245-0101

PETITIONER'S REPRESENTATIVE: Frank Wagner Architects

STAFF REPRESENTATIVE: Kristen Ashbeck

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

MESA COUNTY BUILDING DEPT. 5/9/96
Bob Lee 244-1656

No comments.

U.S. WEST 5/15/96
Max Ward 244-4721

Please contact Max Ward, 244-4732, U.S. West Field Engineer for entrance cable into building.

CITY UTILITY ENGINEER 5/15/96
Trent Prall 244-1590

SEWER: Fruitvale Sanitation

WATER: City of Grand Junction.

1. If this submittal is to also serve as the site plan review, then please resubmit with existing and proposed utilities shown.
2. Please contact Utility Billing at 244-1580 regarding sewer plant investment fees and water tap fees for this proposal. The entire complex should be fed off of one master meter rather than four individual meters. All sewer fees must be paid prior to issuance of a building permit.

CITY FIRE DEPARTMENT 5/16/96
Hank Masterson 244-1414

1. This site plan is acceptable to the Fire Department.
2. Submit complete sealed plans to the Fire Department for our review and approval. Upon completion of our plan review, a Building Permit Clearance Form will be issued. A copy of this form is required by the building department before they will issue a building permit.

PUBLIC SERVICE COMPANY

5/16/96

John Salazar

244-2781

GAS & ELECTRIC: No objections.

FRUITVALE LATERAL & WASTE DITCH

5/17/96

G. Blanka / M. Barnes

245-2155 / 242-3488

Fruitvale Lateral and Waste Ditch Association will require the section of ditch under construction according to your plans to be piped with 12" (inch), 100 PSI, irrigation pipe covered with concrete at the driveway, with at least one clean out. We feel an open ditch in a highly used area like your plans call for would not be practical, as well as subject to a lot of trash. After the ditch has been covered, the retail center at 2885 North Avenue is responsible for all repairs to this piped area.

CITY COMMUNITY DEVELOPMENT

5/22/96

Kristen Ashbeck

244-1437

See attached comments.

CITY POLICE DEPARTMENT

5/20/96

Dave Stassen

244-3587

Please ensure that the east side of the building is well lit, for the entire length of the building, during all hours of darkness.

CITY DEVELOPMENT ENGINEER

5/22/96

Jody Kliska

244-1591

1. Construction of a 6' wide sidewalk along North Ave. frontage is required. A permit from the City Engineer's office is required prior to construction. An improvements guarantee is required.
2. Site drainage was addressed with Walmart development.

GENERAL

1. Site Plan needs to be drawn according to City of Grand Junction SSID manual e.g. scale, utilities shown, etc. (see attached checklist)

PARKING/CIRCULATION

1. Cannot determine parking requirement without knowing seating capacity (indoor & outdoor) of Subway and proposed uses for remaining space. Please provide information.
2. If there is a need for additional parking, whether now or to accommodate a future tenant, the Code allows use of off-site spaces within 200 feet (500 feet for employees) provided a written agreement between the owners and lessees is executed for a minimum of twenty years (section 5-5-1 D.). If the agreement is with Wal-Mart, our understanding from previous experience is that signature must be from owner in Arkansas not local management.
3. Need to indicate that curbing will continue along western edge of parking, north of the planting island.

LANDSCAPING/SITE IMPROVEMENTS

1. Total landscape requirement for the site (75% of first 5 feet of frontage + 5% of parking area + right-of-way) is approximately 1,300 square feet + right-of-way. The plan appears to be approximately 200 square feet short of meeting the minimum requirement. Suggest adding some landscaping in the area around the dumpster as I believe was proposed on the drawing originally submitted to the City.
2. If additional landscaping is not proposed by dumpster, what is the proposed surface for the 7'-6" strip along the eastern boundary?
3. Add note to plan per Code: "An underground, pressurized irrigation system will be required for all landscaped areas."
4. Primarily decorative stone does not meet landscaping requirement for the right-of-way strip between property line and sidewalk. Suggest living groundcover or low shrubs in this area. Landscaping in the right-of-way must be irrigated as well.
5. Will need to process a Revocable Permit to be approved by City Council for decorative fencing and landscaping in the right-of-way. No fee for process other than \$21.00 recording fee for resolution once approved.
6. Provide a detail, or label on plan, height and material of dumpster enclosure. Also indicate which side will be accessible by sanitation truck.

SIGNAGE

1. Based on the new text amendment, the total sign allowance for this site will be 278 square feet, 177 of which may be on a freestanding sign. The allowance may be transferred to any of the facades, provided the amount transferred does not exceed what would be the allowance for that side of the building (e.g. if signage is transferred to the north facade, a maximum of 76 square feet may be transferred).

DRAWING STANDARDS CHECKLIST

SITE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA
SECTION VIII	A Scale: 1" = 20', 30', 40', or 50'		
	B Sheet size: 24" x 36"		
	C Primary features consist only of proposed facilities except those related to drainage		
	D Notation: All non-construction text, and also construction notation for all primary features		
	E Line weights of existing and proposed (secondary and primary) features per City standards		
	F Location: All primary facilities are fully located horizontally (See Comment 1)		
	I Orientation and north arrow		
	J Stamped and sealed drawings by registered professional competent in the work		
	K Title block with names, titles, preparation and revision dates		
	L Reference to City Standard Drawings and Specifications		
	M Legend of symbols used		
	N List of abbreviations used		
	P Multiple sheets provided with overall graphical key and match lines		
	R Neatness and legibility		

ITEM	FEATURES	OK	NA
1	Site boundary, and adjacent property lines, land use, and zoning		
2	Total site acreage and proposed land use breakdown		
3	All existing and proposed easements, streets, and ROWs		
4	Identify utility vendors to the site		
5	Identify existing and proposed utilities, including fire hydrants, meters, and service taps		
6	Show existing and proposed drainage inlets, pipes, channels, and manholes		
7	Top and toe of slopes for retention/detention basins or other embankments		
8	Traffic ingress, egress, traffic flow patterns, and traffic control features		
9	All paving and concrete walks, pads, ramps, wheel chocks		
10	Building footprint, roof line, exterior doorways, and roof drain location		
11	Parking areas, striping, stalls, lighting		
12	Areas to receive gravel		
13	Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes		
14	Miscellaneous structures, fences, walls		
15	Other non-landscaping surface facilities		
16	Do not show existing or proposed contours		
17	For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, ROW width, and the monument or section line.		
18	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and show truck turning radii on the plan to show adequacy of entry/exit and on-site design.		
19	Identify trash dumpster type, anticipated pick-up time, and accessibility		
20	Space for signature approval by City Engineering with date and title		
21	Space for signature of County Clerk and Recorder (when required)		

COMMENTS

1. All angle, curvature, tangency, grade break and change, and other primary features must be fully located horizontally. However, these may be identified on the Grading or Drainage Plan, or may be put on a separate "Staking Plan"
2. If the scale is 1" = 10' or 20', instead of preparing a separate Landscaping Plan, that information may be provided hereon if it will not be too cluttered and confusing. Also, add space for signature approval by Community Development with date and title.

6/12/96

Ms. Kristen Ashbeck
GRAND JUNCTION COMMUNITY DEVELOPMENT
250 N. 5th Street
Grand Junction, Colorado 81501

Re: North Avenue Village
Scotty Investments


Dear Kristen,

Pursuant to your request, I have reviewed the proposed restaurant plans and developed this parking analysis for your review.

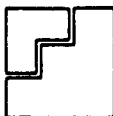
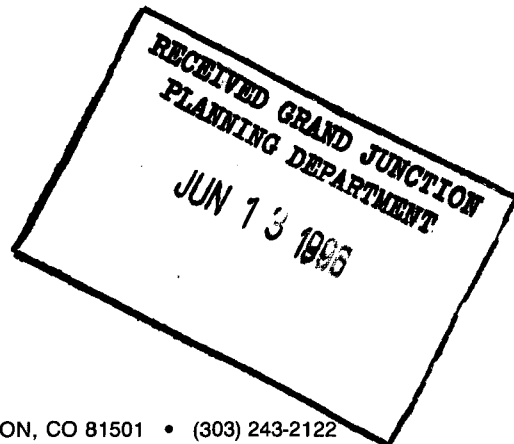
Total building square footage	4,530 sf
Proposed restaurant area	1,614 sf (no outdoor area proposed)
General retail area	2,916 sf
Restaurant parking req'd.	54 seats @ 1 space/3 seats = 18 spaces
General retail parking req'd.	2,916 sf @ 1 space/200 sf = 15 spaces
Spaces required	33
Spaces provided	39

If you have any questions, please call me at 243-2122.

Sincerely,


Michael Oney

copies: Rodney Snider



City Council 7/17/96
Approved 6-0

STAFF REVIEW

FILE: SPR 96-121

DATE: July 11, 1996

STAFF: Kristen Ashbeck

REQUEST: Revocable Permit for Landscaping

LOCATION: 2885 North Avenue

APPLICANT: Scotty Investments

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Commercial - Retail

SURROUNDING LAND USE:

NORTH: Commercial - Silver House Restaurant and Vacant

SOUTH: Commercial - Wal-Mart Store

EAST: Office - Fruitvale Sanitation District

WEST: Commercial - Payless Shoe Store

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow for proposed landscaping and irrigation system, decorative fencing, and a walkway in the North Avenue right-of-way north of a proposed retail building at 2885 North Avenue.

STAFF ANALYSIS: Scotty Investments is in the process of constructing a small retail center (4,530 square feet) to be located at 2885 North Avenue. Per section 5-4-15 G. of the Zoning and Development Code, the developer is required to landscape within the public right-of-way. Thus, the design for the retail center includes shrubs and an irrigation system, decorative fencing, and a walkway connecting the public sidewalk to the front of the proposed building (see attached plan). The developer is requesting a Revocable Permit for these improvements to be located in the North Avenue right-of-way.

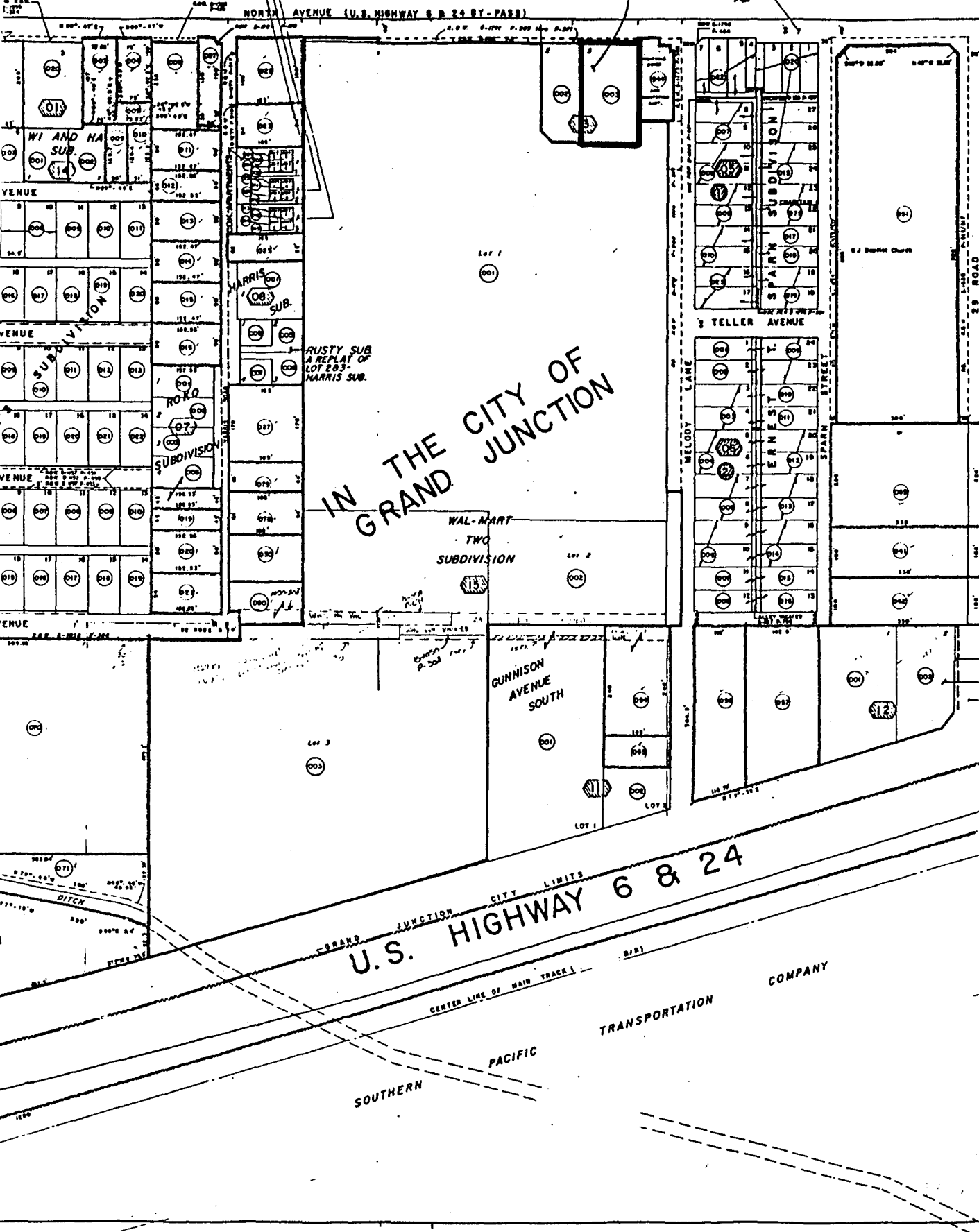
City Charter gives Council authority to allow private use of public property provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the public property. The City may revoke the permit and require the landowner to restore the property to its original condition by giving 30 days written notice.

STAFF RECOMMENDATION: Review and adopt proposed resolution

494 C HARRIS ROAD CONDO'S
 494 B HARRIS ROAD CONDO'S
 494 A HARRIS ROAD CONDO'S

T.I.S. R.I.E.
 2943074

SITE



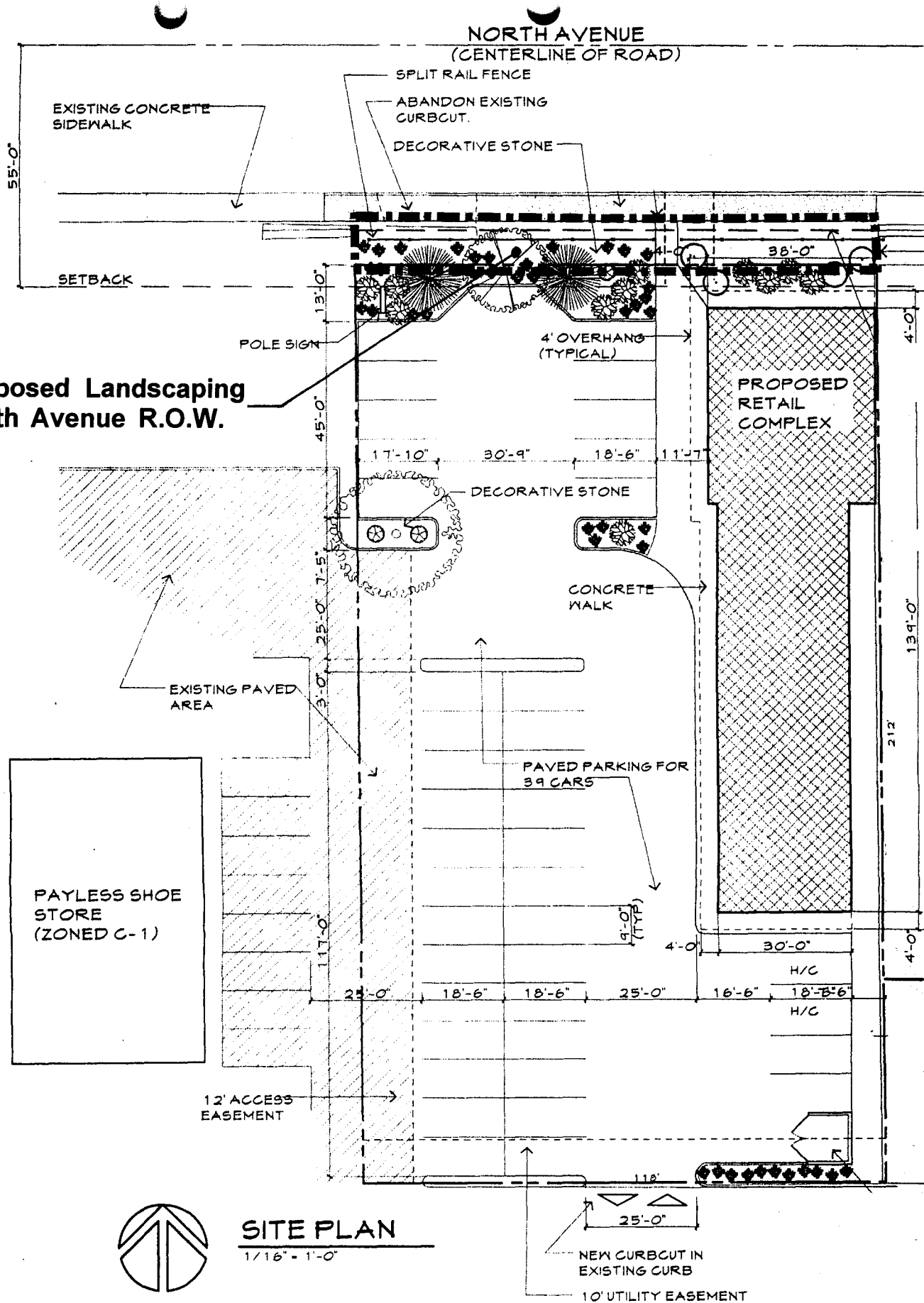
Adjoining
 T.I.S. R.I.E.
 294317

O'DELL
 SUBDIVISION

Adjoining
 T.I.S. R.I.E.
 294318

T.I.S. R.I.E.
 2943181

**Proposed Landscaping
North Avenue R.O.W.**



SITE PLAN

1/16" = 1'-0"

NEW CURBCUT IN EXISTING CURB
10' UTILITY EASEMENT

SCOTTY INVESTMENTS
405 Pitkin Avenue
Grand Junction, CO 81501
245-0101

April 1, 1996

Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Attention: Review Agency

GENERAL PROJECT REPORT

Scotty Investments, a Partnership, plans to build a four unit retail center located at 2885 North Avenue, Grand Junction, Co. 81501. The building site is in the north east corner of the Wal-Mart Subdivision. Our center will be known as North Avenue Village and will feature one very prominent franchise. Subway Sandwiches will occupy approximately 1630 square feet in the north end. This will leave a balance of 3000 square feet available for lease.

Jim Cagle, who locally owns and operates Subway Sandwiches in the Western Colorado area, plans to move his North Avenue Store, which is currently operating in the Village Lane Center, into our center. This not only will increase his sales volume and seating capacity, but will also solve a parking problem that already exists in his current location. Little Caesars Pizza plans to expand their store by taking over the vacated space from Subway. As a result of the two stores moving, their sales volume will increase with the added seating, and the competition for parking spaces will be eliminated.

We feel fortunate to have this very strong anchor in our retail center. This center will provide many needed services to Grand Junction area residents. At this time we would like to outline just a few of the many features of our proposed retail center.

CONSTRUCTION

- | | |
|-----------------------------|--------------------|
| 1. Chuck Lopez Construction | General Contractor |
| 2. Frank Wagner | Architect |
| 3. L. J. Lindeaur | Engineer |
| 4. Lincoln Devore | Soils Testing |
| 5. Land Design | Drainage Report |

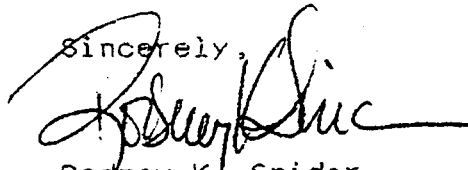
The center will be constructed of a very attractive stucco exterior finish. The store fronts will be tinted glass. This will blend nicely with the Payless Shoe Store just to the west. The parking lot will be completely paved, providing 39 parking spaces. Landscaping will be mostly along the north lot line, consisting of Mugo Pines, Austrian Pines, as well as many other attractive trees and shrubs. We also have included landscape in the five foot "strip" that lies in the easement just north of our North Avenue property line. This will clean up this area as well as provide a continuation of the North Avenue sidewalk link for pedestrians.

We have addressed the sign problem which arose at our preliminary meeting. It is our understanding that committee has chosen to make an amendment to the sign code, not just for this project, but for all projects to come. We feel comfortable with this decision and hope to see the law changed before the completion of this project.

Scotty Investments is looking forward to serving local area business people as well as providing expansion to the Grand Junction community. We feel this project will benefit everyone involved and are counting on your support as well. If you have any questions please feel free to contact us.

Thank you for your consideration.

Sincerely,



Rodney K. Snider
245-0101
William L. Shuman
245-4266



July 26, 1996

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Mr. Rodney K. Snider
Scotty Investments
405 Pitkin Avenue
Grand Junction, Colorado 81501

RE: Revocable Permit for North Avenue Village

Dear Rodney,

Enclosed please find 2 originals of the Revocable Permit approved by City Council at its July 17, 1996 meeting to allow landscaping in the North Avenue right-of-way at the project referenced above. In order to complete the execution of this document please provide the following:

- 1) Have both copies signed and notarized. Note: Signatures required in 2 places on each document and by both you and Mr. Shuman.
- 2) Return 1 original to me. You may keep an original for your files.
- 3) Provide a check in the amount of \$21.00 payable to the Mesa County Clerk & Recorder to record the permit.

Please do not hesitate to contact me at 244-1437 if you have questions regarding this permit.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner

FROM : karen

PHONE NO. : 303 245 8720

Great Clips for hair.®FIVE IN FIVE, INC.
A GREAT CLIPS® Franchisee

August 22, 1996

**Mr. Rodney Snider
Scotty Investments
405 Pitkin Avenue
Grand Junction, CO 81501**

Per your request, I am outlining here the nature and extent of the business we will be opening in your new North Avenue Village shopping center.

We are a unisex hair care salon doing business as Great Clips. We don't take appointments, and we don't do color, tanning or nails. We provide haircuts and perms. We typically service more men than women and do about ten percent kids.

Our hours are 9:00 to 9:00 on weekdays and less on Saturdays and Sundays. We will open and close the salon with two stylists. During the busy middle part of the day we will typically have three or four stylists on duty. If this turns out to be a very busy salon we will also use a receptionist during the busy periods.

Our wait times are short, and our average haircut time is 17 minutes.

I trust this answers your questions. We look forward to operating our Great Clips salon in your North Avenue Village.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Muth", written over a horizontal line.

Jerry Muth

WARBURTON/BUTTNER DEVELOPMENT CO.
5401 LINDA VISTA ROAD, SUITE 409
SAN DIEGO, CA 92110
619-298-2500

October 21, 1996

City Of Grand Junction
Grand Junction, Colorado

To Whom It May Concern:

Please accept this letter as our authorization to release the funds to William Shuman that we placed on deposit with you for the completion of the sidewalks at 2885 North Ave.

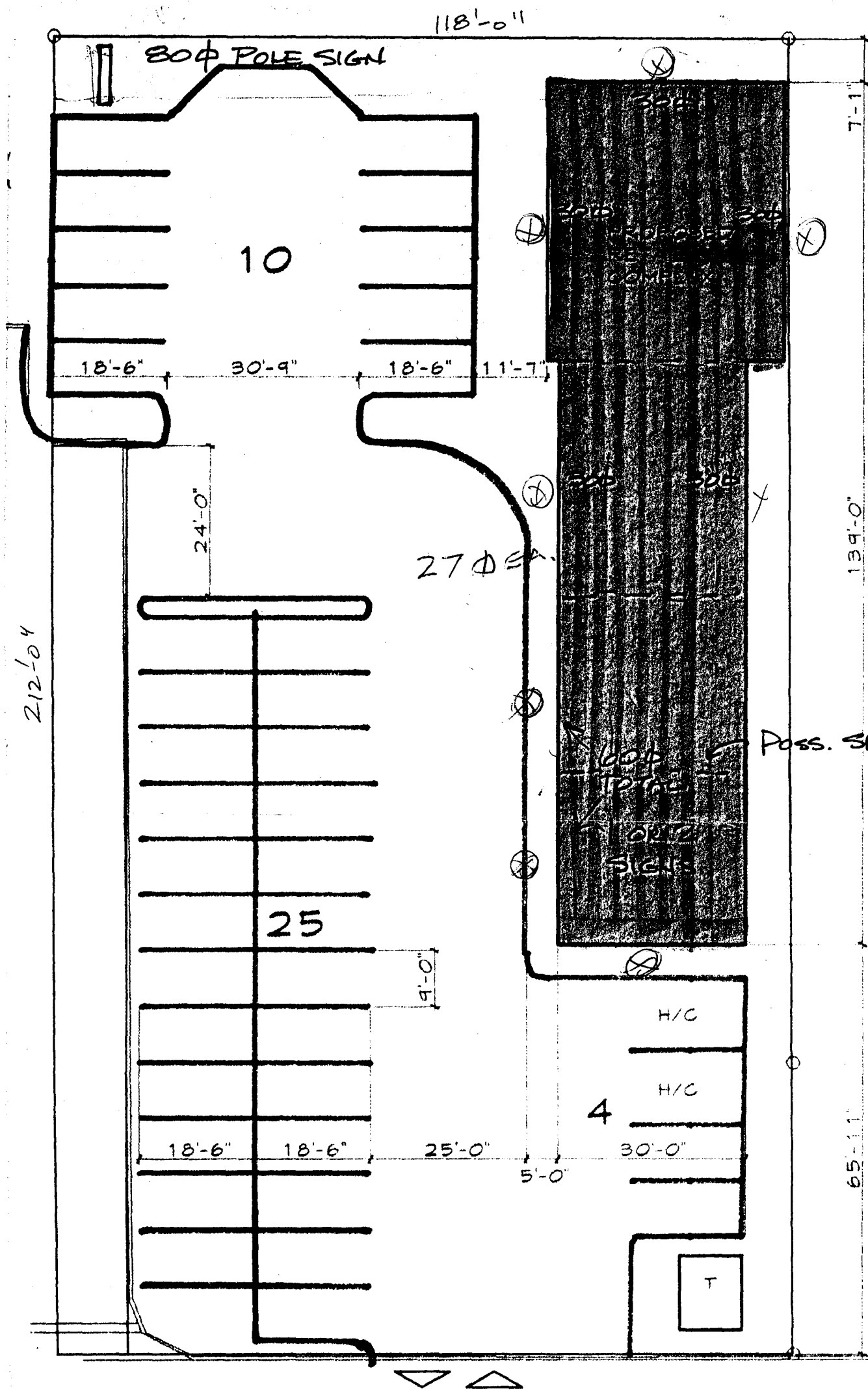
Please contact me at 619-298-2500 extension 51 if you have any questions:

Sincerely,



Charles Buttner
Partner

NORTH AVENUE



PLAN D

gross sf = 4,530

total pkg. = 39

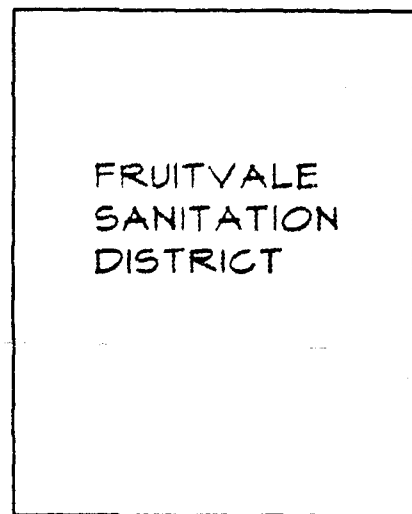
req'd. pkg. = 31

WE NEED:

290 Φ TOTAL

210 Φ BUILDING

80 Φ FREEST



SITE PLAN

1" = 20'-0"

SIGN ALLOWANCE

Building $139 \times 2 = 278$
 Pole $118 \times 1.5 = 177$

greater of these is total allowance

Total Allowance: 278 sf
 of which 178 on pole

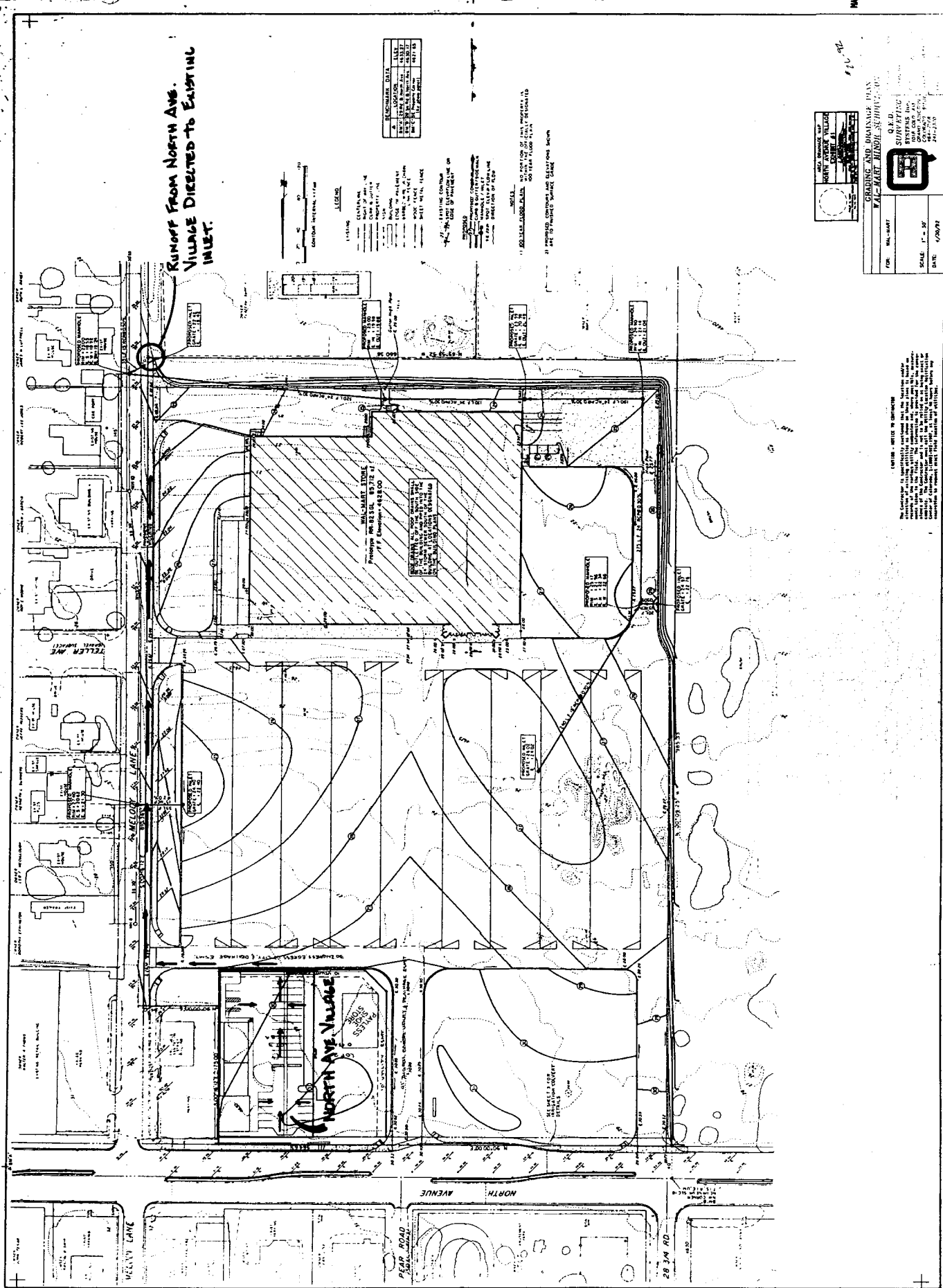
As proposed: 80 Φ pole
 198 Φ remaining for building

FOR: WAL-MART
 SCALE: 1" = 30'
 DATE: 1/20/58

Q.E.D.
 SURFACING
 SYSTEMS, INC.
 1000 W. 10TH ST.
 DENVER, COLO. 80202

GRADING AND DRAINAGE PLAN
 WAL-MART WAREHOUSE

1000 W. 10TH ST.
 DENVER, COLO. 80202



RUNOFF FROM NORTH AVE.
 VALLEGE DIRECTED TO EXISTING
 INLET.

NO.	DESCRIPTION	DATE
1	PREPARED BY	1/20/58
2	CHECKED BY	1/20/58
3	APPROVED BY	1/20/58

LEGEND

EXISTING GRADE

PROPOSED GRADE

PROPOSED DRAINAGE

PROPOSED MANHOLE

PROPOSED PIPE

PROPOSED CURB

PROPOSED DRIVE

PROPOSED VALLEGE

PROPOSED ROOF

NOTES

1. ALL GRADES SHALL BE TO THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE NOTED.

2. ALL PROPOSED DRAINAGE SHALL BE TO THE EXISTING INLET.

3. ALL PROPOSED DRAINAGE SHALL BE TO THE EXISTING INLET.

4. ALL PROPOSED DRAINAGE SHALL BE TO THE EXISTING INLET.

NOTES - SEE THE SPECIFICATIONS

THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS OBTAINED THE NECESSARY DATA FOR THE PREPARATION OF THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO DETERMINE THE ACCURACY OF THE DATA OBTAINED. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO DETERMINE THE ACCURACY OF THE DATA OBTAINED.

