

Table of Contents

File SPR-1996-191

Name: Muniz Used Car Sales - 2501 Highway 6 and 50

P r e s e n t	S c a n 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. 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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X	X	Table of Contents
		*Review Sheet Summary
		*Application form
X		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		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	File Close-out Summary - 2/28/97		
X	X	Certificate of Occupancy - 10/14/97		
X	X	Final Drainage Report - 10/14/96		
X	X	Planning Clearance - ** - issued 12/17/96 - will be scanned into ISYS		
X		Warranty Deed-Bk 2160 / Pg 519 - not conveyed to City		
X	X	Correspondence		
X	X	Development Improvements Agreement for \$2,930.00 - ** - Bk 2287/ Pg 914 - Release Bk 2375 / Pg 541		
X	X	Development Improvements Agreement for \$3,252.00 - not recorded - not the original - delivered to City Clerk for scanning/retention -		
X	X	Site Plan - to be scanned		
X	X	Grading and Drainage Map - to be scanned		
X	X	Stormdrain Profile and Site Details		

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 2501 Hwy 6? 50

Project Name: Muniz Used Car Sales

ITEMS		DISTRIBUTION																				TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parking/Recreation Police	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	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	School Dist #51		
● Application Fee \$100	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			X		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	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	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	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 INCLUDE ON SITE 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.

PRE-APPLICATION CONFERENCE

Date: 6.3.96 C-2

Conference Attendance: BILL NEBEKER

Proposal: USED CAR LOT

Location: SEC HWY 6.50 : 2.5 RD

Tax Parcel Number: 2945-103-00-067,068

Review Fee: 100

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

Additional ROW required? NO

Adjacent road improvements required? ?

Area identified as a need in the Master Plan of Parks and Recreation? NO

Parks and Open Space fees required? NO Estimated Amount: _____

Recording fees required? NO Estimated Amount: _____

Half street improvement fees/TCP required? MAISE Estimated Amount: ?

Revocable Permit required? NO

State Highway Access Permit required? NO

On-site detention/retention or Drainage fee required? MAISE

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # IS -

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO

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.

[Signature]
Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

REVIEW COMMENTS

Page 1 of 2

FILE #PR-96-191

TITLE HEADING: Muniz Auto Sales

LOCATION: 2501 Highway 6 & 50

PETITIONER: Erasmo & Sandra Muniz

PETITIONER'S ADDRESS/TELEPHONE: 930 22 Road
Grand Junction, CO 81505
243-7880 H.W.
245-0804 W.K.

PETITIONER'S REPRESENTATIVE: Nichols Associates

STAFF REPRESENTATIVE: Bill Nebeker

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

CITY COMMUNITY DEVELOPMENT

9/4/96

Bill Nebeker

244-1447

- ✓1. Place dimensions of property boundaries on site plan. Why doesn't the site configuration along Hwy 6 & 50 frontage match the configuration of this lot shown on the assessor's map?
2. Per Section 5-4-15A & H, 13 trees are required on the site. Show location of trees and note on site plan that deciduous trees shall be at least 1.5" caliper. If any of the trees are evergreen note that they shall be at least 6' in height
- ✓3. Place a note on the site plan that, "An underground, pressurized irrigation system will be installed for all landscaped areas."
4. Note on the site plan the ground cover treatment for the area where the shrubs and trees are planted; for example bark chips placed over weed barrier fabric.
5. The entire right-of-way adjacent to this parcel shall be landscaped. Show on site plan what landscaping is proposed.
6. Note height of light poles.
7. Need one handicapped parking space closest to the entrance to the building with required signage.
8. All landscaped areas shall be protected from vehicular encroachment by curbing per City standards. Curbing shall also be installed along the property line adjacent to Highway 6 & 50 to keep cars out of the right-of-way and landscaping.

CITY DEVELOPMENT ENGINEER

9/4/96

Jody Kliska

244-1591

1. The site plan does not have sufficient information regarding the drainage from the site. The notes seem to indicate the drainage will be directed to the north, which is CDOT right of way. CDOT does not accept additional drainage from developments, so on-site mitigation is a requirement. This means a grading and drainage plan and report prepared by a professional engineer is required.
2. The 25 Road right of way width appears to vary on the drawing. What is the right of way width?

3. The northernmost driveway is offset with the driveway on the opposite side of the street and does not meet the offset requirements of the City TEDS Manual of 150'. City standards allow one driveway per property, unless a traffic study indicates a second driveway is required for safety or capacity reasons.
4. Please provide dimensions for the parking spaces and aisle width.

CITY UTILITY ENGINEER

9/4/96

Trent Prall

244-1590

1. Under Utility Vendors please add City of Grand Junction for Sewer.
2. 4" Service line is shown with a 0.40% slope. Minimum slope for service lines is 1% with 2% or more preferred.
3. Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.

CITY POLICE DEPARTMENT

8/30/96

Dave Stassen

244-3587

"Adequate" lighting for the buildings should include a security light on all 4 sides of both buildings. In addition, I would recommend another pole light on the south side of the property.

CITY FIRE DEPARTMENT

8/29/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

Submit complete building plans to the fire department for our review. A building permit clearance will be issued upon completion of our review. A copy of this clearance will be required by the building department.

MESA COUNTY BUILDING DEPARTMENT

8/28/96

Bob Lee

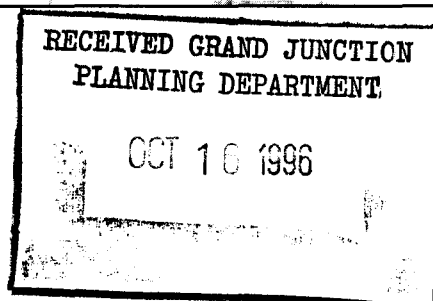
244-1656

The two buildings must comply to Uniform Building Code requirements. Building permits are required as well as City licensed contractors to perform the work.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney

Colorado Department of Transportation



Final Drainage Report

Muniz Auto Sales
Grand Junction, CO

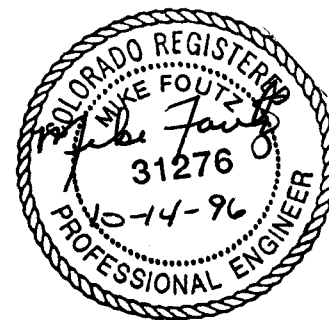
Prepared for

Erasmus and Sandra Muniz
Grand Junction, CO

P.O. BOX 60010
751 HORIZON CT
SUITE 102
GRAND JUNCTION
COLORADO 81506
TELEPHONE
970-245-7101
FACSIMILE
970-245-3251

Prepared by: Mike Foutz

October 14, 1996



Final Drainage Report

Muniz Auto Sales
Grand Junction, CO

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GENERAL LOCATION AND DESCRIPTION

A. Site and Major Basin Location

Muniz Auto Sales plans to relocate to 2501 U.S. Highway 6 and 50 in the Southeast Corner of the intersection of U.S. 6 and 50 and 25 Road. The site is the former location of John's Wood and Coal yard in the NW4 of the SW4 of Sec.10, R1W, T1S, Ute Meridian. The site is bounded on the West by 25 Road and on the North by the U.S. 6 and 50 Frontage Road. The site is abutted by a manufactured housing sales lot on the East and an art supply store on the South. The land West of 25 Road contains a Realty office on the north and is vacant on the south to Independence Avenue and the Railroad.

B. Development in the Vicinity

The site lies within an area zoned C2. Area businesses include manufactured housing sales, automobile lots, an art supply store, and a realty office to name a few.

C. Site and Major Basin Description

The site lies within a heavily commercialized area. Ground cover in the surrounding area is largely asphalt, gravel lots, buildings, and limited landscaping. Approximately 12" of "pit run" material was placed on the site in the past presumably to minimize mud and raise the lot's grade for drainage improvements. This pit run and a small amount of wood and coal chips form the current ground cover on the site. There are currently no other features or vegetation on the site.

EXISTING DRAINAGE CONDITIONS

A. Major Basin

Drainage in this area is not well defined. The terrain generally slopes south towards the Colorado River however the Railroad parallels the river in this area and drainage under the railroad is limited. Many of the surrounding businesses do not have drainage systems in place and ponded water is commonplace after storms. Independence Avenue is south of the site approximately 300 feet. There are no existing improvements for transportation of runoff across Independence Avenue. A 34 inch steel pipe passes under the railroad 400 feet West of the site. This pipe conveys irrigation tailwater and stormwater discharge to the River. Runoff from the Frontage road North of the site discharges into a swale alongside the road and dissipates by percolation and evaporation. Runoff from the paved lot East of the property discharges south of the site and ponds in front of the art store until it is dissipated by traffic, evaporation, and percolation.

B. Site

The site has historically drained to the swale south of U.S. 6 and 50. There is no outlet for this swale so runoff has dissipated by percolation and evaporation. The site lies within an area zoned X by the National Flood Insurance Rate Program.

PROPOSED DRAINAGE CONDITIONS

A. Changes in Drainage Patterns

No changes to drainage patterns in the major basin are proposed. The lot will be elevated slightly to prevent inflow of off-site stormwater runoff. A detention basin and outlet works will be constructed to limit post development flows to at or below historic levels. Discharge from the site will be piped to the existing 34" steel pipe and subsequently discharged into the Colorado River.

DESIGN CRITERIA AND APPROACH

A. General Considerations

No recent drainage studies have been performed in this area. The general area surrounding the site does not have adequate drainage provisions for common storm events and is not addressed in a master drainage plan. Surrounding businesses and roads have been constructed with little regard for drainage. Drainage paths, where they exist, are not well defined and ponded water is commonplace after average precipitation events.

The grading and drainage plan for Muniz Auto Sales has been designed using field survey data for the site and immediately surrounding area. The compatibility of this design with any future drainage system is dependent upon future design and construction in this area. The grading and drainage plan complies with the requirements of the City of Grand Junction SWMM Manual.

B. Hydrology

Runoff was calculated with the rational method using precipitations specified in the SWMM Manual. The detention basin calculations are in accordance with City requirements and design procedures as outlined in the SWMM manual.

RESULTS AND CONCLUSIONS

A. Peak Runoff Rates for 2 and 100 year Storms

<u>Storm Event</u>	<u>Historic</u>	<u>Developed without Detention</u>	<u>Developed with Detention</u>
2 Year	.5	1.2	.48
100 year	1.6	3.1	.51

B. General Discussion

The site will be graded to slope towards the landscape area adjacent to 25 Road. This drainage swale will act as both a 2 year detention basin and a collection ditch to transport water to the drain inlet. This landscape swale will completely contain the 2 year storm. The 100 year storm will encroach on the parking lot as shown on the grading and drainage plan. The landscape area on the South will prevent inflow of off-site stormwater. The discharge orifice has not been sized to handle runoff from 25 Road because future curb and gutter construction would leave the outlet works oversized for only the 0.72 acre site however the finish floor elevations of the shop and sales office are one and one half feet above the 100 year water elevation.

C. Overall Compliance

The design of the proposed drainage plan and system conforms to the requirements of the Grand Junction Stormwater Management Manual. The methods used to analyze stormwater quantities, rates and volumes have been used in accordance with the policies and procedures as outlined in the SWMM.

REFERENCES

United States Federal Emergency Agency, National Flood Insurances Program, 1992 (July). Flood Insurance Rate Map.

City of Grand Junction, Colorado, 1974 (June). Stormwater Management Manual.

APPENDICES



751 Horizon Court - Suite 102
Grand Junction, Colorado 81506

Muniz Auto

CALCULATION OF DISCHARGE DUE TO PROPOSED DEVELOPMENT

After Construction {Area - Intensity - Discharge}

BASIN	AREA		RUNOFF COEF. C2	RUNOFF COEF. C100	REACH	LENGTH ft	SLOPE (S) %	V fps	2Yr	100-Yr	INTENSITY Inches/Hour		DISCHARGE CFS (Q=CiA)	
	SURFACE TYPE	Ac.							TIME	TIME	2-Yr	100-Yr	2Yr	100-Yr
									MIN.	MIN.				
A	Landscaped	0.07	0.14	0.20	channel	100	0.5	1.00	1.7	1.7				
	Paved & Roofs	0.65	0.93	0.95	sheet	100	0.5	1.50	1.1	1.1				
	Total/Average	0.72	0.85	0.88					5.0	5.0	1.95	4.95	1.2	3.1
Total Ac./weighted C		0.72	0.85	0.88				Tc	5.0	5.0	TOTAL Q:		1.2	3.1

Historic {Area - Intensity - Discharge}

BASIN	AREA		RUNOFF COEF. C2	RUNOFF COEF. C100	REACH	LENGTH ft	SLOPE (S) %	V fps	2Yr	100-Yr	INTENSITY Inches/Hour		DISCHARGE CFS (Q=CiA)	
	SURFACE TYPE	Ac.							TIME	TIME	2-Yr	100-Yr	2Yr	100-Yr
									MIN.	MIN.				
A	Soil and Gravel	0.72	0.64	0.72	Lo	50	0.2	0.20	10.0	8.3				
	Traffic Area				Ls	300	0.2	0.50	10.0	10.0				
	Total/Average	0.72	0.64	0.72					20.0	18.3	1.11	2.99	0.5	1.6
Total Ac. / weighted C		0.72	0.64	0.72				Tc	20.0	18.3	TOTAL Q:		0.5	1.6

REQUIRED DETENTION VOLUME

DETENTION VOLUME CALCULATION

SWMM, Page VIII-14

(100 Year event)

Critical 100 year intensity Id100 = $Q_p100h/(C100d \cdot A)$ 2.45 in/hr
Critical time of duration Td100 = $117/Id100-25$ 23 min
Required detention volume (cf) V(cf) = $60 \cdot (Q_p100h \cdot T_c100d/2 + (Q_p100h \cdot (T_d100 - T_c100d)))$ 1,876 cf

RETENTION VOLUME CALCULATION

2 year ev required retention volume (ft3) V(ft3) = $P_{2,24} \cdot A \cdot C_{2d} =$ 1,560.94
100 year required retention volume (ft3) V(ft3) = $P_{100,24} \cdot A \cdot C_{100d} =$ 4,482.12

DETENTION VOLUME CALCULATION

SWMM, page N-4

$Td2 = \{(633.4 \cdot Cd2 \cdot A)/(Qr2 - Qr2^2 \cdot Tcd2/(81.2 \cdot Cd \cdot A))\}^{.5} - 15.6$
 $Td100 = \{(1832 \cdot Cd100 \cdot A)/(Qr100 - Qr100^2 \cdot Tcd100/(213 \cdot CdA))\} - 17.2$
Id2 = Intensity at Td2 $40.6/(Td2 + 15.6)$
Id100 = Intensity at T $106.5/(Td100 + 17.2)$
Qd = CdAId
K = Tch/Tcd
 $V = 60 \cdot \{Qd \cdot Td - Qr \cdot Td - Qr \cdot Tcd + K \cdot Qr \cdot Tcd/2 + Qr^2 \cdot Tcd/(2 \cdot QD)\}$
Qh = Peak historic flow

2 YEAR

Qh = 0.5 cfs					Required
Qr	Td2	Id2	Qd2	K2	Volume (cf)
0.4	16	1.3	0.78	4.00	524
0.5	13	1.4	0.87	4.00	483
0.6	11	1.5	0.95	4.00	461
0.7	9	1.7	1.02	4.00	452

100 Year

Qh = 1.6 cfs					Required
Qr	Td100	Id100	Qd100	K100	Vol.(cf)
0.4	37	2.0	1.24	3.65	1985
0.5	31	2.2	1.39	3.65	1816
0.6	27	2.4	1.51	3.65	1677
0.7	24	2.6	1.63	3.65	1561

OUTLET WORKS CALCULATIONS

2 Year peak historic flow: 0.51 cfs
100Year peak historic flow: 1.55
Discharge = $CvA(2gh)^{.5}$

where

Cv = Orifice coefficient = 0.8
A = Orifice Area
g = gravity constant = 32.2
H2 = 2 year water depth = 2.4
H100 = 100 year water depth = 2.75

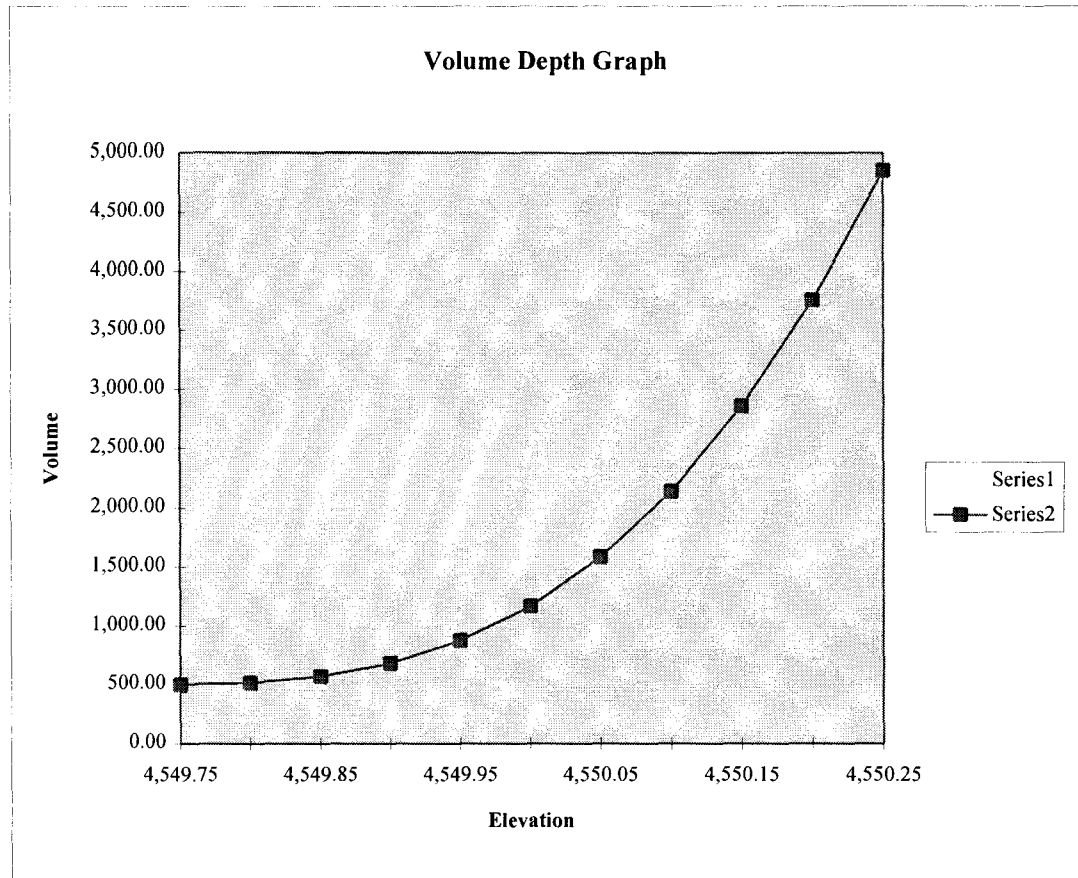
Orifice (inches)	Area (sf)	Peak Discharge (cfs)	
		2 yr	100 yr
2	0.02	0.21	0.23
3	0.05	0.48	0.51
4	0.09	0.84	0.90
5	0.14	1.30	1.39

	2 Year	100 Year
Maximum Allowable Discharge =	0.51 cfs	1.55 cfs
Maximum Proposed Discharge =	0.48 cfs	0.51 cfs
Average discharge is 80% of maximum =	0.38 cfs	0.41 cfs
Required total storage =	483 cf	1985 cf

VOLUME DEPTH GRAPH

"zero" elevation = 4,549.75
Volume at zero elevation 500.00 cf
Volume above zero elevation = $500 + 4000d^2 + 26800d^3$

Elevation	Depth (ft)	Volume (ft)
4,549.75	0.00	500
4,549.80	0.05	513
4,549.85	0.10	567
4,549.90	0.15	680
4,549.95	0.20	874
4,550.00	0.25	1,169
4,550.05	0.30	1,584
4,550.10	0.35	2,139
4,550.15	0.40	2,855
4,550.20	0.45	3,752
4,550.25	0.50	4,850



To: Bill Nebeker
From: Trenton Prall
Subject: Muniz Auto Sales / SPR96-191
Date: 10/22/96 Time: 1:59PM

Petitioner appears to addressed all of my comments. TCP

To: Bill Nebeker, Marcia Rabideaux
From: Jody Kliska
Subject: Muniz Auto
Date: 10/25/96 Time: 10:20AM

Additional comments for resubmitted plans:

1. Please show the radius length for the driveway connection to 25 Road.

2. The TCP is \$4177.75.

*\$ 3477.75 FOR JODY 12-17-96
CREDIT FOR PRIOR BUILDING EASE*

3. The City Engineer has asked Nichols & Associates to look at the drainage for the area and analyze the size storm drain and location of inlets to serve the area. It is possible the city may participate in a portion of the storm drain system being proposed if it can be used for more than just this development. The applicant may want to wait for the results of this analysis, otherwise they are responsible to guarantee the full costs of the proposed drainage system.

CERTIFICATE OF OCCUPANCY
CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO
BUILDING DEPARTMENT

Permit Number: 59520 10/14/97

Units: 0 Permit Type: BEMP Jurisdiction: GRAND JUNCTION

Permission is hereby granted to MUNIZ AUTO SALES
to occupy the building situated at:
02501 00 HWY 6 & 50

Lot No.: 0 Block No.: 0 Filing No.: 0
Subdivision:
Tax Schedule No.: 2945-103-00-067

for the following purpose: sales office

This Certificate issued in conformity to Section 109, Uniform Building Code

SPR-1996-191

Inspector Harold Greal

Bill Nebeker

City Planning

CERTIFICATE OF OCCUPANCY
CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO
BUILDING DEPARTMENT

Permit Number: 59520 10/14/97

Units: 0 Permit Type: BEMP Jurisdiction: GRAND JUNCTION

Permission is hereby granted to MUNIZ AUTO SALES
to occupy the building situated at:
02501 00 HWY 6 & 50

Lot No.: 0 Block No.: 0 Filing No.: 0
Subdivision:
Tax Schedule No.: 2945-103-00-067

for the following purpose: sales office

This Certificate issued in conformity to Section 109, Uniform Building Code

SPR-1996-191

Inspector Harold Greal

Bill Nebeker

City Planning

File Close-out Summary

File #: SPR-96-191

Name: Muniz Auto sales

Staff: Bill Nebeker

Action: Approved

Comments: outstanding DIA for drainage improvements

File Turned In: 02-28-97

To: Bill Nebeker
From: Jody Kliska
Subject: Muniz Auto
Date: 8/21/97 Time: 8:54AM

Bill,

I checked with our inspection staff and Muniz has completed their portion of the drainage improvements. Sandra was in the other day to see if her monies can be released. It appears the drainage portion is complete. I don't know what else, if anything, she guaranteed.

Jody

To: BobbieP
From: Bill Nebeker
Subject: Release of Funds
Date: 8/21/97 Time: 5:02PM

Sandra Muniz of Muniz Auto's Inc. has installed drainage improvements to her property at 2501 Hwy 6 & 50; SPR-1996-191. Jody Kliska has inspected the improvements and found them to be satisfactory. Please release \$2930 that we have held in her development improvements agreement. This is the total amount in the DIA. Check should be made payable to Erasmo & Sandra Muniz, 930 22 Rd. GJ CO 81505. I have the file. If you have any questions please let me know. Thanks.

NEED ~~2~~ RECORDING FEE TO RELEASE
\$11

FUNDS RELEASED
~~\$11 FEE NOT PAID~~ PD 11-5-97

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



September 1, 1998

Sandra Muniz
930 22 Road
Grand Junction, CO 81505

RE: SPR-96-191 - Muniz Used Car Sales

Dear Ms. Muniz:

The development improvement agreement for the landscaping of your new car lot at 2501 Highway 6 & 50 expires on October 30, 1998. All required landscaping for this site must be installed and inspected before that date. There will be no extension granted for the installation of this landscaping. Per the approved landscaping plan, 48 - 5 gallon size junipers, 13 - 1.5 inch caliper Ash trees, an underground pressurized irrigation system, weed barrier under the trees and shrubs, and grass along the Highway 6 & 50 right-of-way are required.

Please refer to the approved site and landscape plan drawn by Nichols Associates, Inc. approved December 17, 1996 for all landscaping specifications. When landscaping has been installed please call me for an inspection. All landscaping must be installed before the funds in the development improvements agreement will be released.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



February 17, 1999

Sandra Muniz
930 22 Road
Grand Junction, CO 81505

RE: SPR-96-191 - Muniz Used Car Sales

Dear Sandra:

The City Engineer, Don Newton has informed me that all City required drainage improvements have been installed in 25 Road. Hence as soon as the ground thaws, you should proceed with the landscaping of your car lot. The landscaping must be completed and installed prior to June 1, 1999.

Per the approved landscaping plan, 48 - 5 gallon size junipers, 13 - 1.5 inch caliper Ash trees, an underground pressurized irrigation system, weed barrier under the trees and shrubs, and grass along the Highway 6 & 50 right-of-way are required. Please refer to the approved site and landscape plan drawn by Nichols Associates, Inc. approved December 17, 1996 for all landscaping specifications. When landscaping has been installed please call me for an inspection. All landscaping must be installed before the funds in the development improvements agreement will be released.

If you have any questions please call me at 244-1447.

At Your Service,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

To: BobbieP
From: Bill Nebeker
Subject: another dia release
Date: 7/28/99 Time: 9:05AM

Sandra Muniz of Muniz Used Car Sales has installed her required landscaping for her car sales lot on 25 Road and Highway 6 & 50. Please release \$3252 which was held for her dia. Make check payable to Muniz Autos Inc. and send to Sandra Muniz, Muniz Autos, 2501 U.S. Highway 6 & 50, GJ CO 81505. Site plan review file #SPR-96-191

APPROVED FOR CONSTRUCTION:
 City of Grand Junction
 DATE: _____
 CITY OF GRAND JUNCTION

REVISIONS

NO.	DATE	REVISIONS

MUNIZ AUTO SALES
 SITE PLAN
 CIVIL ENGINEERING • PHOTOGRAMMETRY • SURVEYING
 751 Main Street • Grand Junction, Colorado 81505 • Phone 805-243-1101

NICHOLS ASSOCIATES, INC.

DATE DRAWN: Dec. 9, 1982
 SCALE: 1" = 30' (1/4" = 30' INCL.)
 PROJECT NUMBER: 3230
 SHEET NUMBER: 1 OF 1

NOTES:
 GENERAL
 1. Boundary Survey by others.
 2. A City of Grand Junction Street Cut Permit shall be obtained.
 3. All wood chips and other debris shall be removed from the site.
 4. The existing driveway shall be removed to a minimum depth of 18" below final grade and filled with compacted fill.
 5. Existing utilities are not necessarily shown on this plan.
 6. In accordance with City of Grand Junction Specifications, the entrances shall be paved in a machine so as to provide a smooth surface.
 7. The entrance shall receive a minimum of 4" class 6 ABC aggregate.
 8. An approved sign shall be placed on the site.
 9. In addition to the lighting shown, lights shall be placed on the lot at intervals of 25 feet in height.
 10. All areas (including the entrance), except the 2.5' gravel areas are to be paved.
 11. All areas (including the entrance), except the 2.5' gravel areas are to be paved.
 12. All areas (including the entrance), except the 2.5' gravel areas are to be paved.
 13. Stopping parking areas shall be 9 feet by 18.5 feet.
 14. All construction shall conform to the City of Grand Junction Standards and Specifications.
 15. A copy of the City of Grand Junction Standards and Specifications shall be provided to the contractor.
 16. An underground pressurized irrigation system shall be installed for all landscaped areas.
 17. The site shall conform to the City of Grand Junction Standards and Specifications.
 18. The landscape area on the west shall be 17' lower than the existing ground level.
 19. Landscape cover is to be as follows:
 West - Grass
 East - Grass
 All gravel landscape areas shall be underlain with weed barrier.
 The landscape area adjacent to the South property line shall be 17' lower than the existing ground level.
 All trees shall be 4" in diameter and shall be minimum 1.5 inch caliper and at least 6 feet in height. Shrubs shall be Buffalo, 4-6" diameter.
 STORDBURN
 22. Light pipe shall be PVC, 3/4" dia., 35' long, 1/2" dia. hole.
 23. All 1/2" (smooth interior) pipe shall be installed on this site prior to construction. The contractor shall be responsible for

INSTALL ACCEPTANCE:
 City of Grand Junction
 DATE: _____
 CITY OF GRAND JUNCTION

LEGEND:
 Fire Hydrant
 Mountain Bell Underground Vault
 Power Pole
 Telephone Box
 Water Meter
 Water Valve
 Sanitary Sewer Manhole
 Light on 30-in. Pole
 Survey Control
 Tree
 Shrub
 Property Line
 Proposed Stormdrain
 Existing Stormdrain
 Gas Line
 Water Line
 Utility Vendor:
 Electric: Public Service Company
 Water: City of Grand Junction
 Sanitary Sewer: City of Grand Junction

