

# RECEIPT OF APPLICATION

DATE BROUGHT IN: 2/27/01

CHECK #: 1048 AMOUNT: 440.00

DATE TO BE CHECKED IN BY: 3/2

PROJECT/LOCATION: 1018 N 1st St.

card dealership CUP

If application is found to be complete, the Community Development Department guarantees that the review comments for this application will be available for pick up at our office by the end of the day on 3/21/01 or we'll refund up to \$100 of your application fee.

This guarantee does not include late comments from outside review agencies. The date that the comments will be ready only applies if the application is accepted as complete. It is possible that additional items and/or fees may be required.

Items to be checked for on application form at time of submittal:

- Application type(s)
- Acreage
- Zoning
- Location
- Tax #(s)
- Project description
- Property owner w/ contact person, address & phone #
- Developer w/ contact person, address & phone #
- Representative w/ contact person, address & phone #
- Signatures of property owner(s) & person completing application



# DEVELOPMENT APPLICATION

Community Development Dept  
250 North 5th Street  
Grand Junction CO 81501  
(970) 244-1430

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this:

### Petition for (check all appropriate boxes):

- |                                                                    |                                                            |                                                |
|--------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Subdivision Plat/Plan - Simple            | <input type="checkbox"/> Site Plan Review - Major          | <input type="checkbox"/> Concept Plan          |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor          | <input type="checkbox"/> Minor Change          |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Final       | <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Change of Use         |
| <input type="checkbox"/> Planned Development - ODP                 | <input type="checkbox"/> Vacation, Right-of-Way            | <input type="checkbox"/> Revocable Permit      |
| <input type="checkbox"/> Planned Development - Preliminary         | <input type="checkbox"/> Vacation, Easement                | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Planned Development - Final               | <input type="checkbox"/> Extension of Time                 |                                                |
| <input type="checkbox"/> Annexation/Zone of Annexation             | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Growth Plan Amendment |

From: \_\_\_\_\_

From: \_\_\_\_\_

From: \_\_\_\_\_

To: \_\_\_\_\_

To: \_\_\_\_\_

To: \_\_\_\_\_

### Site Location:

1018 N 1st Street

### Site Tax No.(s):

2945-142-01-008

### Site Acreage/Square footage:

### Project Description:

Car Dealership in a C-1 zone (COND. USE PERMIT & A SITE PLAN REVIEW)

TOM E. ELDER

Property Owner Name

ALPINE CONST. & LANDS.

Developer Name

BUD BRANDON  
STANDARD TIRE & RETREAD  
CO., INC.

Representative Name

1755-D PREVIEW DR.

Address

585-25 1/2 ROAD

Address

1018 NO. 1st ST.

Address

GRAND JCT, COLO. 81505

City/State/Zip

GRAND JCT, COLO-81505

City/State/Zip

GRAND JCT, COLO-81501

City/State/Zip

970) 242-4927

Business Phone No.

Business Phone No.

970) 243-1895

Business Phone No.

E-Mail

E-Mail

E-Mail

Fax Number

Fax Number

Fax Number

TOM E. ELDER

Contact Person

DON YEAGER

Contact Person

BUD BRANDON

Contact Person

970) 243-1549

Contact Phone No.

970) 242-4927

Contact Phone No.

970) 243-1895

Contact Phone No.

Note Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

BUD BRANDON  
Signature of Person Completing Application

2-9-01

Date

Tom Elder  
Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

2/16/2000

Date

## GENERAL PROJECT REPORT

**FOR: "ADDING" USED CAR SALES TO OUR EXISTING BUSINESS.**

**BE IT KNOWN THAT 1018 NO. 1<sup>ST</sup> STREET, IN GRAND JUNCTION, COLORADO, IS NOW A RETAIL TIRE STORE AND GENERAL AUTOMOTIVE REPAIR FACILITY. WE ARE LOCATED ON TWELVE CITY LOTS BETWEEN NO. 1<sup>ST</sup> STREET, AND 2<sup>ND</sup> STREET BETWEEN ALLEY AND BELFORD AVE.**

**WE PROPOSE ADDING THE SALE OF USED PASSENGER VEHICLES TO HELP OUR OTHER BUSINESS'S. WITH THE CONDITIONAL USE PERMIT REQUIRING LAND-SCAPING IN THE AFFECTED AREA, THIS WILL ENHANCE ANY ADJOINING PROPERTY.**

**THE PROPERTIES AROUND OUR AREA ARE AS FOLLOWS: ACROSS STREET @ 1<sup>ST</sup>. & BELFORD DIRECTLY SOUTH IS A LIQUOR STORE, AND IMMEDIATELY TO THE WEST ACROSS FIRST STREET ARE USED CAR LOTS. THE SITE ACCESS AND TRAFFIC PATTERNS WILL STAY THE SAME AS PRESENT - NO CHANGES.**

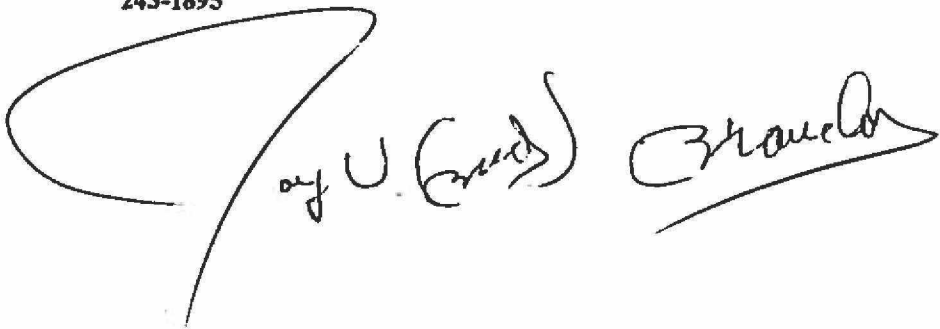
**UTILITIES ARE NOT REQUIRED AND FIRE HYDRANTS ARE ALREADY IN PLACE. WE REQUIRE NO EXTRA UTILITIES SUCH AS; WATER, SEWER, OR ANY OTHER DEMANDS ON ANY UTILITY-ABSOLUTELY NONE! THE SITE SOILS & GEOLOGY HAZARDS ARE NOT APPLICABLE, SO THERE ARE NONE.**

**OUR HOURS OF OPERATION WILL BE THE SAME, AS EXISTING TIRE STORE, 7:30AM-5: 30PM. MONDAY-FRIDAY, 7:30AM-2:00PM., SATURDAY. OUR NUMBER OF EMPLOYEES WILL REMAIN THE SAME AS PRESENT.**

**WE WOULD LIKE TO INSTALL A SMALL 2FT.X8FT. PLEX-A-GLAS VINYL LETTERED SIGN ONTO SOUTH SHOP OUTSIDE WALL. NO ELECTRICAL OR SPECIAL INSTALLATION REQUIRED, JUST BOLT IT WHERE AN OLD METAL TIRE SIGN USED TO BE.**

**WHEN THIS CONDITIONAL USE PERMIT IS APPROVED, THE DEVELOPER CAN  
START AND FINISH IN A TIMELY MANNER. (WEATHER PERMITTING).**

**SINCERELY: ROY V. (BUD) BRANDON  
STANDARD TIRE & RETREAD CO, INC.  
STANDARD AUTOMOTIVE CO.  
1018 NO. 1<sup>ST</sup> STREET  
GRAND JUNCTION, COLO. -81501  
243-1895**

A large, stylized handwritten signature in black ink. The signature is written in a cursive style and includes the name "Roy V. (Bud) Brandon". The first part of the signature is a large, sweeping loop that extends to the left. The rest of the signature is written in a more compact, cursive script.

# GENERAL PROJECT REPORT

## “COVER LETTER FOR CONDITIONAL USE PERMIT”

STANDARD TIRE & RETREAD CO, INC. HAS BEEN IN IT'S LOCATION AT 1018 NO. 1<sup>ST</sup> STREET, GRAND JUNCTION FOR WELL OVER FORTY YEARS. I PERSONALLY HAVE BEEN HERE NEARLY THIRTY, FIRST AS A EMPLOYEE AND NOW OWNER OF THE BUSINESS.

WE ALSO HAVE A GENERAL AUTO REPAIR SHOP LOCATED AT THE 2<sup>ND</sup> & BELFORD END OF OUR PROPERTY. THEREFORE “ADDING” THE SALE OF USED VEHICLES SEEMED LIKE A “PERFECT FIT” FOR US IN TRYING TO KEEP SALES UP WITH EVER GROWING COMPETITION.

NOT ONE NEIGHBORING BUSINESS WILL HAVE ANY ADVERSE AFFECT BY OUR DECISION TO ADD THE SALE OF USED CARS. THERE WILL BE NO NOTICABLE CHANGE. THE TRAFFIC FLOW SHOULD BE THE SAME AS PRESENT.

LOOKING AT THE ATTACHED DEVELOPERS DESIGN PLAN, THERE'S A POSTIVE LAND IMPROVEMENT – SO THERE WILL NOT EVEN BE A MINIMAL NEGATIVE IMPACT ON ADJOINING PROPERTY. THERE WILL NOT BE ANY DIFFERENCE IN THE NUMBER OF VEHICLES ON OUR PROPERTY, AND WE PLAN TO KEEP OUR USED CAR INVENTORY TO A MINIMUM.

THE ADDITION OF LANDSCAPE (SCHRUBS, TREES, ETC.) WILL BE MORE THAN COMPATIBLE TO OUR NEARBY EXISTING NEIGHBORING PROPERTIES.

WE ALSO HAVE A SMALL PLEX-I-GLAS SIGN (2' X 8' – 1/2' THICK) WE WOULD LIKE TO INSTALL ON THE SOUTH SIDE OF TIRE STORE WORK BAYS. (IN PLACE OF AN OLD METAL TIRE SIGN). NO ILLUMINATION, NO ELECTRICAL REQUIRED – JUST BOLT ONTO SIDE OF BUILDING.

THERE WILL BE NO NEW BUILDING, OUTSIDE STORAGE AREAS, UTILITY OR

LIGHTING REQUIREMENTS, NO NEW NOISES, NO VIEWS CHANGED, AND NO NEW ODORS. JUST THE SIMPLE ADDITION OF USED VEHICLES FOR SALE.

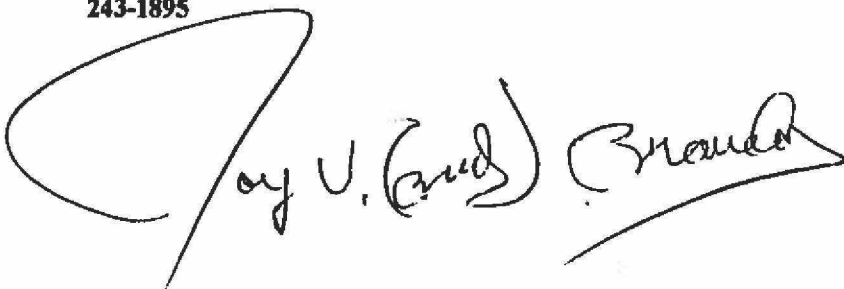
THEREFORE WE ASK YOU TO ALLOW A CONDITIONAL USE PERMIT, KNOWING WE HAVE ALWAYS STRIVED TO BE A GOOD NEIGHBOR, AND ASSURE ALL CONCERNED THAT ITS BEING GRANTED WILL NOT ONLY IMPROVE OUR AREA, BUT ALSO OUR BUSINESS.

IN CLOSING I WOULD LIKE TO STATE THAT EVEN THOUGH I WAS NOT BORN IN GRAND JUNCTION, I HAVE LIVED HERE OVER FIFTY YEARS AND CONSIDER MY SELF A NATIVE. I HAVE WATCHED AND WITNESSED MANY CHANGES GROWING UP IN MESA COUNTY.

MOST ALL OF THE THINGS MENTIONED IN THE INFORMATION CONCERNING A CONDITIONAL USE PERMIT AND A GENERAL PROJECT REPORT ARE "COMMON SENSE" AND ALTHOUGH WE AGREE THEY ARE FOR THE "BETTERMENT" OF THE COMMUNITY, I CANNOT UNDERSTAND AS A RESIDENT OF MESA COUNTY CONDUCTING A LEGITIMATE BUSINESS IN THE CITY OF GRAND JUNCTION, WHY IT IS NECESSARY TO GO THROUGH THIS VERY INVOLVED TIME CONSUMING PROCESS, TO PROTECT OUR WELFARE IN TRYING TO GENERATE MORE BUSINESS AND REMAIN SOLVENT, THEREBY BENEFITING BOTH OUR EMPLOYEES AND OUR COMMUNITY.

THANK YOU FOR YOUR TIME IN CONSIDERING OUR REQUEST. WE HOPE EVERYTHING MEETS YOUR APPROVAL.

SINCERELY: ROY V. (BUD) BRANDON  
STANDARD TIRE & RETREAD CO, INC.  
STANDARD AUTOMOTIVE CO.  
1018 NO. 1<sup>ST</sup> STREET  
GRAND JUNCTION, COLO. -81501  
243-1895

A handwritten signature in black ink that reads "Roy V. (Bud) Brandon". The signature is written in a cursive style with a large, sweeping initial "R" and a horizontal line underlining the name.

Date 01/17/01  
Applicant BUD BRANDON Phone 243-2195 / 243-1895  
Location 1018 N 1st STREET Tax Parcel # 2945-142-01-008  
Proposal CAR DEALERSHIP  
Preapp Staff JOE C.  
Related Files \_\_\_\_\_

Please read the following carefully and sign below. This original signed checklist must be returned with your submittal package.

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

**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 fees 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.

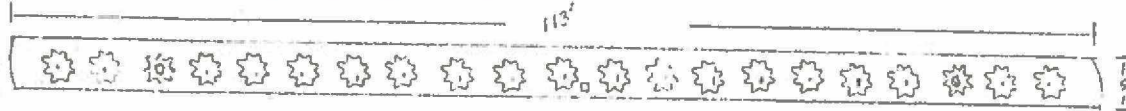
**WE FURTHER UNDERSTAND** that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

**\*\*\*\*\*This original signed checklist must be returned with your submittal package.\*\*\*\*\***

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

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

BELFORD AVE



2 1 1/2" cal. Ash Tree

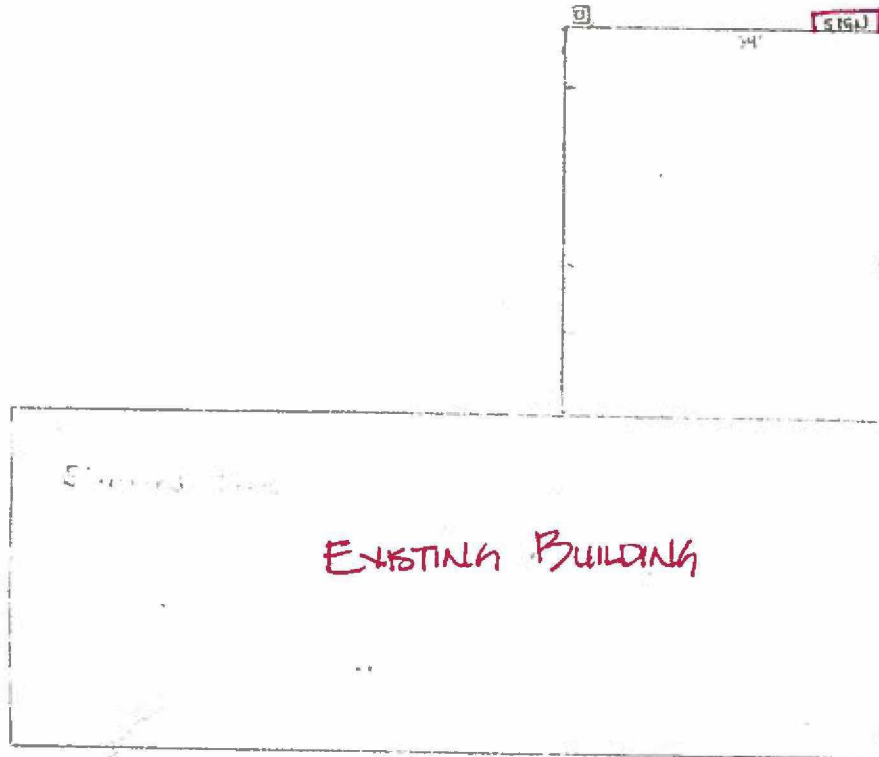
19 Buffalo Juniper  
5 gal

- ☐ 1" PVB Backflow Prevention device
- ☐ valve & flush box

Automatic drip irrigation system

Planter bed with Landscape Fabric and Red Cedar mulch

1st Street



PROPOSED 16" SIGN

1st Street

Ally L. Jan

|                     |
|---------------------|
| DRAWN<br>Dan        |
| CHECKED             |
| DATE<br>Feb 3, 2011 |
| SCALE<br>1"=10'     |
| JOB NO              |
| SHEET               |



**SENDER: COMPLETE THIS SECTION**

1 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
 2 Print your name and address on the reverse so that we can return the card to you.  
 3 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Standard Tire  
 Bud Brandon  
 1018 N 1st St.  
 G.J., CO. 81501

Article Number (Copy from service label)

70993400 0017 16542730

CUP 2001-055 2 C.

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly)

B. Date of Delivery

3/8/01

C. Signature

X *[Signature]*

Agent

Addressee

D. Is delivery address different from item 1?

Yes

If YES, enter delivery address below:

No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Standard Tire  
 Bud Brandon  
 1018 N 1st St.  
 G.J., CO. 81501

Article Number (Copy from service label)

70993400 0017 16542730

PS Form 3811, July 1999

Domestic Return Receipt

102595-00-M-0952

CUP. 2001-055 2 C.

## COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

3/8/01

C. Signature

X [Signature]

 Agent Addressee

D. Is delivery address different from item 1?

 Yes

If YES, enter delivery address below:

 No

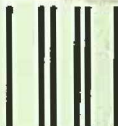
3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

- Sender: Please print your name, address, and ZIP+4 in this box •

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

**RECEIVED**  
MAY 12 2001  
COMMUNITY DEVELOPMENT  
DEPT.

012626



# CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

0E22 459T 2100 004E 6602  
709P 3400 0017 1654

|                                                   |           |                  |
|---------------------------------------------------|-----------|------------------|
| Postage                                           | \$        | Postmark<br>Here |
| Certified Fee                                     |           |                  |
| Return Receipt Fee<br>(Endorsement Required)      |           |                  |
| Restricted Delivery Fee<br>(Endorsement Required) |           |                  |
| <b>Total Postage &amp; Fees</b>                   | <b>\$</b> |                  |

Recipient's Name (Please Print Clearly) (to be completed by mailer)

Standard Time Bud Branden

Street, Apt. No., or PO Box No.

1018 N 1st St

City, State, ZIP+4

SD CO. 57501

# APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable.

Date: 3/1/01

Project Name: Standard Tire (if applicable)

Project Location: 1018 N. 1<sup>st</sup> St. (address or cross-streets)

Check-In Staff Community Development: PC initials of check-in  
Development Engineer: \_\_\_\_\_ staff members

APPLICATION TYPE(S): CUP  
(e.g. Site Plan Review)

FEE PAID: Application: 390<sup>00</sup> ~~440.00~~ BALANCE DUE:  
Acreage: \_\_\_\_\_ o yes, amount \$ \_\_\_\_\_  
Public Works: \_\_\_\_\_ o  no  
TOTAL: 390<sup>00</sup> \$50 names

## COMPLETENESS REVIEW:

Originals of all forms received w/signatures?  yes  no, list missing items below

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Missing drawings, reports, other materials?  no  yes, list missing items below  
Note: use SSID checklist

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Incomplete drawings, reports, other materials?  no  yes, list missing items below  
Note: Attach SSID checklist(s) w/incomplete information identified

- \_\_\_\_\_



# REVIEW AGENCY COVER SHEET

Community Development Department  
250 North 5th Street, Grand Junction, CO 81501  
(970)244-1430

FILE NO CWP-2001-055

Petitioner Please Fill In:

*needs all original signatures*

Petitioner Please Fill In:

Review Agency  
CITY COMMUNITY DEVELOPMENT

PROPOSAL ADD SEATS OF USED CARS  
LOCATION 1018 NO. 1ST STREET  
ENGINEER/REPRESENTATIVE \_\_\_\_\_  
BUD BRANDON / STANDARD TIRE & RETREAD CO., INC.  
PETITIONER TOM E. ELDER  
(OWNER) GT. CO. 81505  
ADDRESS 1755 D PRESTVIEW DR.  
PHONE NO (970) 243-1549

Return to Community Development Dept By 3/16/01

Staff Planner Joe

COMMENTS - For Review Agency Use Only

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

ATTN: 2-26-01  
JOE CARTER  
CITY COMM. DEV.

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY \_\_\_\_\_ PHONE \_\_\_\_\_ DATE \_\_\_\_\_

# REVIEW COMMENTS

Page 1 of 2

FILE # CUP-2001-055

TITLE HEADING: Standard Tire

LOCATION: 1018 N 1st St

PETITIONER: Alpine Construction & Lands – Don Yeager

PETITIONER'S ADDRESS/TELEPHONE: 585 25 1/2 Rd  
Grand Junction, CO 81505  
242-4927

PETITIONER'S REPRESENTATIVE: Standard Tire & Retread Co. Inc – Bud Brandon  
243-1895

STAFF REPRESENTATIVE: Joe Carter

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS ON OR BEFORE 5:00 P.M., MARCH 30, 2001.**

## CITY COMMUNITY DEVELOPMENT

3/16/01

Joe Carter

244-1442

1. Applicant will need to show location of proposed sign on Site Plan. Please also provide the height the proposed sign will be above the ground.
2. Applicant will be restricted to a 16 square foot sign to advertise this business. Applicant will need to apply for a sign permit by using a licensed sign contractor
3. Applicant stated a "minimal" number of cars will be sold. Please provide a specific number of cars to be sold from this property. The applicant will be limited to the number of cars stated with this response. The applicant will be restricted to only using the area defined on the site plan. Please provide dimensions on Site Plan to define the sales area and show the individual parking spaces for each car.
4. Please show employee parking on site plan and state the number of employees that work at Standard Tire.
5. If exterior/outdoor lighting is proposed for security reasons, please show on Site Plan. Please also provide the height of the proposed light.
6. Applicant states that there will be no additional employees required for this business. Please define who the salesmen are for this aspect of your business.
7. Are there any additional sales area booths or office spaces required for this proposed use? If so, please show on Site Plan.
8. Please show location of asphalt of along 1st Street on Site Plan.
9. Please show the customer parking area on the Site Plan.
10. Please revise the Site Plan as requested and submit six copies for review.
11. Please provide proof of State licenses to sell cars. Also, please provide copy of City Sales Tax license.

## CITY DEVELOPMENT ENGINEER

3/9/01

Dave Donahue

256-4155

1. A 12-foot site zone along the street is required (landscaping must be less than 18 inches tall, or have lowest branches greater than 8 feet above ground).
2. Repair or replace broken curb, gutter and asphalt along street frontages.

**CITY UTILITY ENGINEER**

3/14/01

**Trent Prall**

244-1590

---

No comment.

**CITY ATTORNEY**

3/16/01

**Stephanie Rubinstein**

244-1501

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1. Who are the other persons listed as owners on the Warranty Deed? Are they agreeing to the additional use on the property?
2. Please address the Conditional Use Permit review criteria in the Zoning and Development Code.

**CITY CODE ENFORCEMENT**

3/16/01

**Nina McNally**

256-4103

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1. Code Enforcement comments are based upon the most frequently addressed code violations for new construction/uses as they may apply to this project:
2. It is noted that there are currently 15 vehicles parked at the property, most of which are for sale. There should be a determination of the number of spaces to be assigned for vehicle sales.
3. Screening/buffering/landscaping must be provided and maintained as required in ZD 6.5. Areas most frequently the subject of complaints are Zone District Buffers (ZD 6.5.E.) and Parking Lots (ZD 6.5.C.). Make sure that the requirements as they apply to this project are met and maintained.
4. Required landscaping must be maintained as required at ZD 6.5.B.15.
5. The owner shall maintain all vegetation, fences, walls and berms so that there is no sight distance hazard nor road or pedestrian hazard. ZD 6.5.B.11.
6. Any outdoor storage areas must be screened as required at 4.1.I.2.
7. Dust control measures must be taken during construction and for any parking areas Muni. 16-126.
8. Adequate shielded lighting shall be provided for all parking facilities used at night ZD 6.6.A.8.
9. All outside light sources shall conform to the standards set forth at ZD 7.2.F., Nighttime Light Pollution
10. Permanent and temporary (banners, pennants, balloons) signs require a permit. ZD 4.2.F.a. and 4.2.D.6.



for file

cup. 2801-055

for

FRANKLIN PARK WEST HOA  
GLEN PEHL  
125 FRANKLIN #507  
GRAND JUNCTION, CO 81501

COMMUNITY DEVELOPMENT  
CITY OF GRAND JCT  
250 N 5TH ST  
GRAND JUNCTION, CO 81501

ALPINE CONSTRUCTION & LANDS  
DON YEAGER  
585 25 1/2 RD  
GRAND JUNCTION, CO 81505

STANDARD TIRE & RETREAD CO  
BUD BRANDON  
1018 N 1ST ST  
GRAND JUNCTION, CO 81501

1ST & NORTH PLAZA LLC  
1119 N 1ST ST  
GRAND JUNCTION, CO 81501-2175

WILLIAM L SANT  
PAMELA M MOWER  
386 HIGH RIDGE DR  
GRAND JUNCTION, CO 81503-1638

NOAH D WHITE  
CAROLE A WHITE & OLG  
216 NORTH AVE STE 7  
GRAND JUNCTION, CO 81501-7567

C R BROWN OIL COMPANY  
C/O MONUMENT OIL  
703 23 1/2 RD  
GRAND JUNCTION, CO 81505-9689

EVIN-GRAND JUNCTION LLC -  
ETAL  
1400 GLENARM PL RM 201  
DENVER, CO 80202-5033

HARBERT INVESTMENT CO  
PO BOX 458  
GRAND JUNCTION, CO 81502-0458

SHERWOOD PARK PLAZA LLC  
1204 N 7TH ST  
GRAND JUNCTION, CO 81501-3074

TERRENCE J O'CONNOR  
3000 WALNUT ST  
BOULDER, CO 80301-2510

JERZY HOLUBOWSKI  
MARIANNA UJWARY  
1940 NORTH AVE  
GRAND JUNCTION, CO 81501-6425

TOM E ELDER  
H J KENDRICK-U RAY W  
1755 CRESTVIEW DR  
GRAND JUNCTION, CO 81506-5271

MARGUERITE K MCGINN  
T MICHAEL  
708 E HARBOR CIR  
GRAND JUNCTION, CO 81505-9663

WOODS 1992 TRUST  
NAN WOODS-TRUSTEE  
5091 CROOKED STICK WAY  
LAS VEGAS, NV 89113-0103

DARIN J CAREI  
5091 CROOKED STICK WAY  
LAS VEGAS, NV 89113-0103

ROLLAND W BAINTER  
PO BOX 984  
GRAND JUNCTION, CO 81502-0984

ENTRUST ADMINISTRATION INC  
FBO ROBERT L MCGIRR  
2918 E 7/8 RD  
GRAND JUNCTION, CO 81504-8617

C-STORE HOLDINGS LTD  
PO BOX 999  
GRANBURY, TX 76048-0999

WARREN O WILCOX  
638 N 18TH ST  
GRAND JUNCTION, CO 81501-4411

ALEX B DURAN  
MICHAEL J FERGUSON  
205 BELFORD AVE  
GRAND JUNCTION, CO 81501-2309

WILLIAM L PETTY  
SUE PETTY  
1936 S BROADWAY  
GRAND JUNCTION, CO 81503-9515

EDWIN BUTTERY  
VICKIE L  
22035 TOENAIL TRL  
CHRISTOVAL, TX 76935

JUDY A ASHBY  
GREG C ASHBY  
227 BELFORD AVE  
GRAND JUNCTION, CO 81501-2309

J ROSE ZANIN  
% MOATS  
617 JACKSON ST  
CLIFTON, CO 81520-7420

LARRY DOWD  
MARGUERITE DOWD -TRU  
2660 PARADISE DR  
GRAND JUNCTION, CO 81506-8616

CHARLES F BROWN  
ILENE P-PATTIE JILL  
251 BELFORD AVE  
GRAND JUNCTION, CO 81501-2309

THOMAS LEON DAILEY  
RHONDA J JEFFREYS  
261 BELFORD AVE  
GRAND JUNCTION, CO 81501-2309

RYAN C SNOW  
DAYSHA C SNOW  
260 TELLER AVE  
GRAND JUNCTION, CO 81501-2316



PAUL DAGGETT  
LISA  
252 TELLER AVE  
GRAND JUNCTION, CO 81501-2316

LINDA L TAKAGI  
242 TELLER AVE  
GRAND JUNCTION, CO 81501-2316

MARGARET D RODRIGUEZ  
234 TELLER AVE  
GRAND JUNCTION, CO 81501-2316

CARL W STRIPPEL  
518 HILL AVE  
GRAND JUNCTION, CO 81501-2622

JOHN J MANFRO  
202 NORTH AVE UNIT 319  
GRAND JUNCTION, CO 81501-7540

REYMUNDO MEDINA  
ADELINA D-TRSTEEES ME  
212 TELLER AVE  
GRAND JUNCTION, CO 81501-2316

ALDEN CHESNEY  
C/O GEROGE HA LLOYD  
45855 HIGHWAY 6 AND 24 LOT 67  
GLENWOOD SPRINGS, CO 81601-9789

LAURA VENABLE  
545 GREENWOOD DR  
GRAND JUNCTION, CO 81503-2515

JAMES W RICHARDS  
136 TELLER AVE  
GRAND JUNCTION, CO 81501-2222

STACEE L NICCOLI  
128 TELLER AVE  
GRAND JUNCTION, CO 81501-2222

JOHN M PECK  
DEBRA ANNE PECK  
124 TELLER AVE  
GRAND JUNCTION, CO 81501-2222

WILLIAM W KYLE  
MARGARET R  
PO BOX 40  
LOMA, CO 81524-0040

BILL R CLEVENGER  
LINDA D  
532 GRAND VALLEY DR  
GRAND JUNCTION, CO 81504-5786

KAREN KAY MARQUETTE  
RODNEY & GENE GANA  
2125 BROADWAY  
GRAND JUNCTION, CO 81503-1010

DARLENE M STONER  
554 EASTWOOD ST  
GRAND JUNCTION, CO 81504-5405

EDWIN LEE SANKEY  
LELA MAY  
3447 F RD  
CLIFTON, CO 81520-8432

JEFFERY SCOTT ELLIS  
123 TELLER AVE  
GRAND JUNCTION, CO 81501-2221

ANGELA S ALLEN  
127 TELLER AVE  
GRAND JUNCTION, CO 81501-2221

CASEY A TALBERT  
TARA L TALBERT  
2109 TETON DR  
GRAND JUNCTION, CO 81503-1019

MARK E FILKINS  
147 TELLER AVE  
GRAND JUNCTION, CO 81501-2221

A L WING  
M L  
205 TELLER AVE  
GRAND JUNCTION, CO 81501-2315

RTW PARTNERSHIP, LLLP  
736 TULIP DR  
GRAND JUNCTION, CO 81506-1836

ANTHONY ZAIKOWSKI  
LEE D'AMNASSA  
221 TELLER AVE  
GRAND JUNCTION, CO 81501-2315

RUSSELL S HENDERSHOT  
CYNTHIA A HENDERSHOT  
227 TELLER AVE  
GRAND JUNCTION, CO 81501-2315

LARRY JAMES BADINI  
901 N 1ST ST  
GRAND JUNCTION, CO 81501-2239

LARRY J BADINI  
901 N 1ST ST  
GRAND JUNCTION, CO 81501-2239

RALPH A BELCASTRO  
PATRICIA K BELCASTRO  
2681 AMBER WAY  
GRAND JUNCTION, CO 81506-3803

BERTRAND + COMPANY  
798 25 RD  
GRAND JUNCTION, CO 81505-9692

J EDWARD BOZARTH  
PAULA S BOZARTH  
2001 S HAVANA ST  
AURORA, CO 80014-1013

Professional stamp/seal missing from drawings/reports?

no     yes, list missing items below

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Other *Please list below*

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**PROJECT ASSIGNMENT AND PROCESSING**

Project Manager:           Joe          

Special Processing Instructions:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

# SUBMITTAL CHECKLIST

## CONDITIONAL USE PERMIT

Location: 1018 N. 1st STREET

Project Name: \_\_\_\_\_

| ITEMS                                                                    | DISTRIBUTION   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |   |   |   |   |   |   |   |   |   |   |              |      |
|--------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|--------------|------|
| DESCRIPTION                                                              | SSID REFERENCE | <ul style="list-style-type: none"> <li style="width: 10%;"><input checked="" type="checkbox"/> City Community Development</li> <li style="width: 10%;"><input checked="" type="checkbox"/> City Dev. Eng.</li> <li style="width: 10%;"><input checked="" type="checkbox"/> City Utility Eng.</li> <li style="width: 10%;"><input checked="" type="checkbox"/> City Property Agent</li> <li style="width: 10%;"><input checked="" type="checkbox"/> City Attorney</li> <li style="width: 10%;"><input checked="" type="checkbox"/> City G.J.P.C. (B-otech. 1 set)</li> <li style="width: 10%;"><input type="checkbox"/> City Downtown-Dev.-Auth.</li> <li style="width: 10%;"><input type="checkbox"/> City Parks/Recreation</li> <li style="width: 10%;"><input type="checkbox"/> County Planning</li> <li style="width: 10%;"><input type="checkbox"/> Walker-Field</li> <li style="width: 10%;"><input checked="" type="checkbox"/> CODE ENFORCEMENT</li> </ul> |   |   |   |   |   |   |   |   |   |   | TOTAL REQ'D. |      |
|                                                                          |                | Date Received <u>3/2/01</u><br>Receipt # <u>13652</u><br>File # <u>CUP-2001-055</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |   |   |   |   |   |   |   |   |   |   |              |      |
| ● Application Fee <u>\$440</u>                                           | VII-1          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |              | = 1  |
| ● Submittal Checklist *                                                  | VII-3          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |              | = 1  |
| ● Review Agency Cover Sheet* <i>Needs 7/10/01</i>                        | VII-3          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1            | = 10 |
| ● Application Form*                                                      | VII-1          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1            | = 11 |
| ● Reduction of Assessor's Map                                            | VII-1          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1            | = 11 |
| ● Evidence of Title                                                      | VII-2          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |   | 1 |   |   |   |   |   |   |              | = 2  |
| ○ Appraisal of Raw Land                                                  | VII-1          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |              | = 1  |
| ● Names and Addresses*                                                   | VII-2          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |              | = 1  |
| ● Legal Description*                                                     | VII-2          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |              | = 1  |
| ○ Deed                                                                   | VII-1          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |   | 1 |   |   |   |   |   |   |              | = 2  |
| ○ Easement                                                               | VII-2          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 | 1 | 1 | 1 |   |   |   |   |   |   |              | = 6  |
| ○ Avigation Easement                                                     | VII-1          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |   | 1 |   |   |   |   |   |   |              | = 2  |
| ○ ROW                                                                    | VII-3          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 | 1 | 1 | 1 |   |   |   |   |   |   |              | = 6  |
| ● General Project Report                                                 | X-7            | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1            | = 12 |
| ● Location Map                                                           | IX-21          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |   |              | = 1  |
| <del>● Site Plan</del>                                                   | IX-33          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1            | = 12 |
| ● SITE PLAN (only one submitted to JOE CARTER @ COMM. DEV. DEPT 2-26-01) |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |   |   |   |   |   |   |   |   |   |   |              |      |

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



**REVIEW AGENCY COVER SHEET**

Community Development Department  
250 North 5th Street, Grand Junction, CO 81501  
(970)244-1430

FILE NO CWP-2001-055

Petitioner Please Fill In:

*needs all original signatures*

Petitioner Please Fill In:

**Review Agency**  
CITY COMMUNITY DEVELOPMENT

**PROPOSAL** ADD SACS OF USED CARS  
**LOCATION** 1018 NO. 1ST STREET  
**ENGINEER/REPRESENTATIVE** \_\_\_\_\_  
BUD BRANDON / STANDARD TIRE & RETREAD Co., INC.  
**PETITIONER** TOM E. ELDER  
*(owner)*  
**ADDRESS** 1755 D PRESTVIEW DR. G.T. CO 81505  
**PHONE NO** (970) 243-1549

Return to Community Development Dept By 3/16/01

Staff Planner Joe

**COMMENTS - For Review Agency Use Only**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*ATTN: 2-26-01  
JOE CARTER  
CITY COMM. DEV.*

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY \_\_\_\_\_ PHONE \_\_\_\_\_ DATE \_\_\_\_\_

STANDARD RECAP CO., a Colorado corporation,

whose address is Grand Junction, Colorado

County of Mesa, State of

Colorado, for the consideration of  
TEN DOLLARS AND OTHER VALUABLE CONSIDERATION,  
~~XXXXXX~~ in hand paid, hereby sell(s) and convey(s) to

U. RAY WILMER, LeROY BACON, H. J. KENDRICK,  
and TOM E. ELDER,

whose legal address is 562 White Avenue, Grand Junction,

County of

Mesa, and State of Colorado the following real property in the

County of Mesa, and State of Colorado, to wit:

The S4 of Block 11 in the City of Grand  
Junction; Mesa County, Colorado.

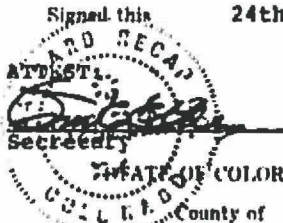
It is understood that the respective shares of the grantees  
in and to the ownership in the above described property is  
as follows:

- U. Ray Wilmer - Undivided Two-Thirds
- LeRoy Bacon - Undivided One-Ninth
- H. J. Kendrick - Undivided One-Ninth
- Tom E. Elder - Undivided One-Ninth

also known as street and number

with all its appurtenances, and warrant(s) the title to the same, subject to 1980 taxes  
due and payable in 1981.

Signed this 24th day of March, 1980



STANDARD RECAP CO.,  
a Colorado corporation

By: U. Ray Wilmer, Pres  
U. Ray Wilmer, President

The foregoing instrument was acknowledged before me this 24th  
day of March, 1980, by U. Ray Wilmer, President, and  
Tom E. Elder, Secretary, of Standard Recap Co., a Colorado  
corporation.

My commission expires April 14, 1981  
Witness my hand and official seal.

*Tom E. Elder*



Under Div. to 100,000 ac

CITY  
DEV. ENG.  
2-26-01

MY "RESPONSE" TO REVIEW COMMENTS

3/29/01

(CITY COMMUNITY DEVELOPMENT)

JOE CARTER

- ❖ FOR PROPOSED SIGN LOCATION, PLEASE SEE ATTACHED SITE PLAN. THE HEIGHT TO BOTTOM OF SIGN WILL BE 10FT ABOVE GROUND LEVEL. REMEMBER THE SIGN DIMENSIONS ARE 2FT TALL X 8FT WIDE. AS PREVIOUSLY STATED, IT GOES ON SOUTH SHOP WALL FACING BELFORD AVE. WE HAD IT BOLTED IN PLACE BEFORE. DO WE STILL HAVE TO HAVE A SIGN COMPANY SINCE THERE ARE NO ELECTRICAL OR SPECIAL REQUIREMENTS?
- ❖ YES, WE STATED "MINIMAL" NUMBER OF CARS, BUT MEANT ONLY THAT WE WILL KEEP OUR INVENTORY TO A MINIMUM. WE NATURALLY WILL TRY AND SELL AS MANY UNITS AS POSSIBLE.
- ❖ EMPLOYEE PARKING IS IN THE MID-AREA BETWEEN FRONT TIRE STORE AND AUTOMOTIVE SHOP IN BACK. WE HAVE 5 FULL TIME AND ONE PART TIME EMPLOYEES INCLUDING MYSELF.
- ❖ ALSO AS PREVIOUSLY STATED, THERE IS NO NEW LIGHTING REQUIRED, AND WE NEEDED NO NEW EMPLOYEES FOR THIS ADDITIONAL BUSINESS. THE TWO LICENSED SALESPEOPLE ARE THE ASSISTANT TIRE STORE MANAGER AND MYSELF.
- ❖ THERE WILL BE NO ADDITIONAL SALES BOOTHS OR OFFICES; WE USE MY PRIVATE OFFICE FOR VEHICLE SALES.
- ❖ (ITEMS # 8,9,10 – PLEASE SEE REVISED PLAN.

(CITY DEVELOPMENT ENGINEER)

- ❖ WE READ AND UNDERSTAND THE 12-FT SITE PLAN, AND ALSO LANDSCAPING DIMENTIONS.

❖ (TO CITY UTILITY ENGINEER WHO HAD NO COMMENT – “THANK YOU”)

(CITY ATTORNEY)

❖ YOU SHOULD HAVE RECEIVED A COPY OF LEGAL DESCRIPTION, BUT I AM SENDING ANOTHER ONE. IT STATES ALL PRESENT OWNERS; THEY ARE MY OLD BUSINESS PARTNERS, AND MY LANDLORDS. YES, THEY AGREE TO MY PUTTING USED VEHICLES INTO OUR LOCATION. AS FOR ADDRESSING CONVENTIONAL USE PERMIT REVIEW CRITERIA IN ZONING & DEVELOPMENT CODE, I AM ENCLOSING THE TWO ORIGINAL GENERAL PROJECT REPORTS I WROTE & SENT WITH APPLICATION. YOU OBVIOUSLY DID NOT RECEIVE THESE, BUT HOPEFULLY THEY WILL EXPLAIN THINGS TO YOUR SATISFACTION.

(CITY CODE ENFORCEMENT)

❖ WE HAVE READ AND, UNDERSTAND YOUR COMMENTS. OUR GOAL FOR TOTAL USED VEHICLES AT ANY ONE TIME WILL BE 20 MAXIMUM.

*IN REPLY TO ALL YOUR QUESTIONS – THANK YOU*

*BUD BRANDON*

*STANDARD TIRE & RETREAD CO, INC*

*3/29/01*

A handwritten signature in black ink, appearing to read "Bud Brandon", written in a cursive style. The signature is enclosed within a large, hand-drawn oval shape.



# PLANNING COMMISSION NOTICE OF PUBLIC HEARING

DATE:

APR 10 2001

TIME: 7:00 p.m.

PLACE: City Hall Auditorium, 250 North 5<sup>th</sup> Street

A petition for the following request has been received and tentatively scheduled for a public hearing on the date indicated above.

If you have any questions regarding this request or to confirm the hearing date, please contact the Grand Junction Community Development Department at (970) 244-1430 or stop in our office at 250 North 5<sup>th</sup> Street.

---

**CUP-2001-055 CONDITIONAL USE PERMIT - STANDARD  
TIRE - 1018 N 1st St**  
**Request** for approval of a Conditional Use Permit to allow a used  
**cardale** in a C-1 (Light Commercial) zoning district.  
Planner: Joe Carter



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



COMMUNITY DEVELOPMENT  
CITY OF GRAND JCT  
250 N 5TH ST  
GRAND JUNCTION, CO 81501

81501X2628





CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT DEPARTMENT  
250 N 5TH STREET  
GRAND JUNCTION, CO 81501

POSTNET  
STANDARD



COMMUNITY DEVELOPMENT  
CITY OF GRAND JCT  
250 N 5TH ST  
GRAND JUNCTION, CO 81501

## NOTICE OF DEVELOPMENT APPLICATION

8150142628



# NOTICE OF DEVELOPMENT APPLICATION

An application for the development proposal described below, located near property you own, has been received by the Grand Junction Community Development Department. The Department encourages public review of proposed development prior to public hearings. The application, including plans, reports and supporting documentation, is available for review during normal business hours (7:30 a.m. - 5:30 p.m. Monday-Friday) at City Hall, 250 North 5<sup>th</sup> Street. City Planning staff is also available to answer questions and explain the development review process.

**CUP-2001-055 CONDITIONAL USE PERMIT -  
STANDARD TIRE- 1018 N 1st St**

Request for approval of a Conditional Use Permit to allow a used car dealership in a C-1 (Light Commercial) zoning district.  
Planner: Joe Carter

Courtesy notification cards will be mailed to adjoining property owners prior to a public hearing on this item. However, we encourage you to also verify scheduling in one of the following ways:

- ◆ Call the Community Development Department at (970) 244-1430
- ◆ look for a display ad in the Daily Sentinel one day prior to the public hearing (held on the second and sometimes the third Tuesday of each month)
- ◆ You may receive a FAX copy of the Planning Commission agendas by calling CITY DIAL at (970) 244-1500 ext. 211.
- ◆ Agendas for Planning Commission, City Council, and Board of Appeals items are available prior to the hearing at City Hall, 250 North 5<sup>th</sup> Street.

Please do not hesitate to contact the Community Development Department at (970) 244-1430 if you have any questions.

CITY OF GRAND JUNCTION

MEETING DATE: April 10, 2001

PLANNING COMMISSION

STAFF PRESENTATION: Joe Carter

**CONSENT**

**AGENDA TOPIC:** Conditional Use Permit, CUP-2001-055, Standard Tire Automobile sales.

**SUMMARY:** The petitioner is requesting approval of a Conditional Use Permit to sell pre-owned vehicles C-1 zone.

**ACTION REQUESTED:** Approval of the Conditional Use Permit

| <b>BACKGROUND INFORMATION</b>       |       |                                 |     |  |    |
|-------------------------------------|-------|---------------------------------|-----|--|----|
| <b>Location:</b>                    |       | 1018 N. 1 <sup>st</sup> Street  |     |  |    |
| <b>Applicants:</b>                  |       | Bud Brandon<br>Standard Tire    |     |  |    |
| <b>Existing Land Use:</b>           |       | Commercial Tire Store           |     |  |    |
| <b>Proposed Land Use:</b>           |       | Tire sales and Automobile Sales |     |  |    |
| <b>Surrounding Land Use:</b>        | North | Commercial                      |     |  |    |
|                                     | South | Commercial                      |     |  |    |
|                                     | East  | Residential                     |     |  |    |
|                                     | West  | Commercial                      |     |  |    |
| <b>Existing Zoning:</b>             |       | C-1, (City)                     |     |  |    |
| <b>Proposed Zoning:</b>             |       | C-1, (City)                     |     |  |    |
| <b>Surrounding Zoning:</b>          | North | C-1, (City)                     |     |  |    |
|                                     | South | C-1, (City)                     |     |  |    |
|                                     | East  | R-O, (City)                     |     |  |    |
|                                     | West  | C-1, (City)                     |     |  |    |
| <b>Growth Plan Designation:</b>     |       | Commercial                      |     |  |    |
| <b>Zoning within density range?</b> |       | N/A                             | Yes |  | No |

## **PROJECT ANALYSIS**

The petitioners are requesting approval of a Conditional Use Permit (CUP) for a pre-owned vehicle sales lot in a C-1 zone. The project is located at 1018 N. 1<sup>st</sup> Street, on the northeast corner of 1<sup>st</sup> Street and Belford Avenue.

The applicant has proposed the sale of pre-owned automobiles to supplement income. There is an existing tire repair and recapping business on the property. The applicant is leasing the property from the owners of the property. The owners have agreed to the proposal.

The applicant requests a maximum of 20 vehicles for sale on his property at any one time. The staff agrees with this request and this will be a condition of approval.

The hours of operation are the same as the existing tire sales business. The hours of operation are Monday through Friday, 7:30 am to 5:30 pm and on Saturday from 7:30 to 2 pm.

Sufficient utilities exist for the proposed use.

The proposed landscaping will meet the standards as outlined in the Grand Junction Zoning and Development Code. The applicant is providing a 5' wide landscape strip adjacent to Belford Avenue to comply with the code.

The applicant has proposed 16 square feet of signage to be located on the south face of the building. The proposed signage will be a flushwall sign and the allowance will be taken from Belford Avenue. The attached revised site plan shows the location of the signage. Staff agrees with the proposed signage request. The applicant will need a licensed sign contractor to complete a sign permit or sign clearance for the proposed sign.

## **PUBLIC COMMENT**

There has been no public comment received for this application.

## CONDITIONAL USE PERMIT CRITERIA

Section 2.13 of the Zoning and Development Code, subsection C.5., "Compatibility with Adjoining Properties" requires that uses approved through the CUP process be compatible with adjacent uses, specifically; "Compatibility with and protection of neighboring properties through measures such as:

- a. **Protection of Privacy.** The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants.

Reasonable visual and auditory privacy will be achieved by the proposed landscaping on the south side of the property. This will lessen the visual impact of the proposed project.

- b. **Protection of Use and Enjoyment.** All elements of proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property.

Minimal impact from the proposed project will be achieved by the location of the cars, the addition of landscaping to a site which is currently devoid of vegetation and the fact that the location of the car sales business has historically been an overflow parking area.

- c. **Compatible Design and Integration.** All elements of a plan shall co-exist in a harmonious manner with nearby existing and anticipated development. Elements to consider include; buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

The proposed use will not adversely impact the existing development adjacent to this property. The business hours of operation are not changing with this proposal, no outdoor lighting is proposed and the applicant is visually improving the site through landscaping.

See attached signage plan. The applicant has not exceeded the maximum allowed on site.

**STAFF RECOMMENDATION:**

That the Planning Commission approve Conditional Use Permit, CUP-2001-055, with the attached conditions, finding that the project is consistent with the Growth Plan and Section 2.13 of the Zoning and Development Code.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on Conditional Use Permit, CUP-2001-055, I move that we find the project consistent with the Growth Plan and Section 2.13 of the Zoning and Development Code and that we approve Conditional Use Permit, CUP-2001-055 with the attached conditions.

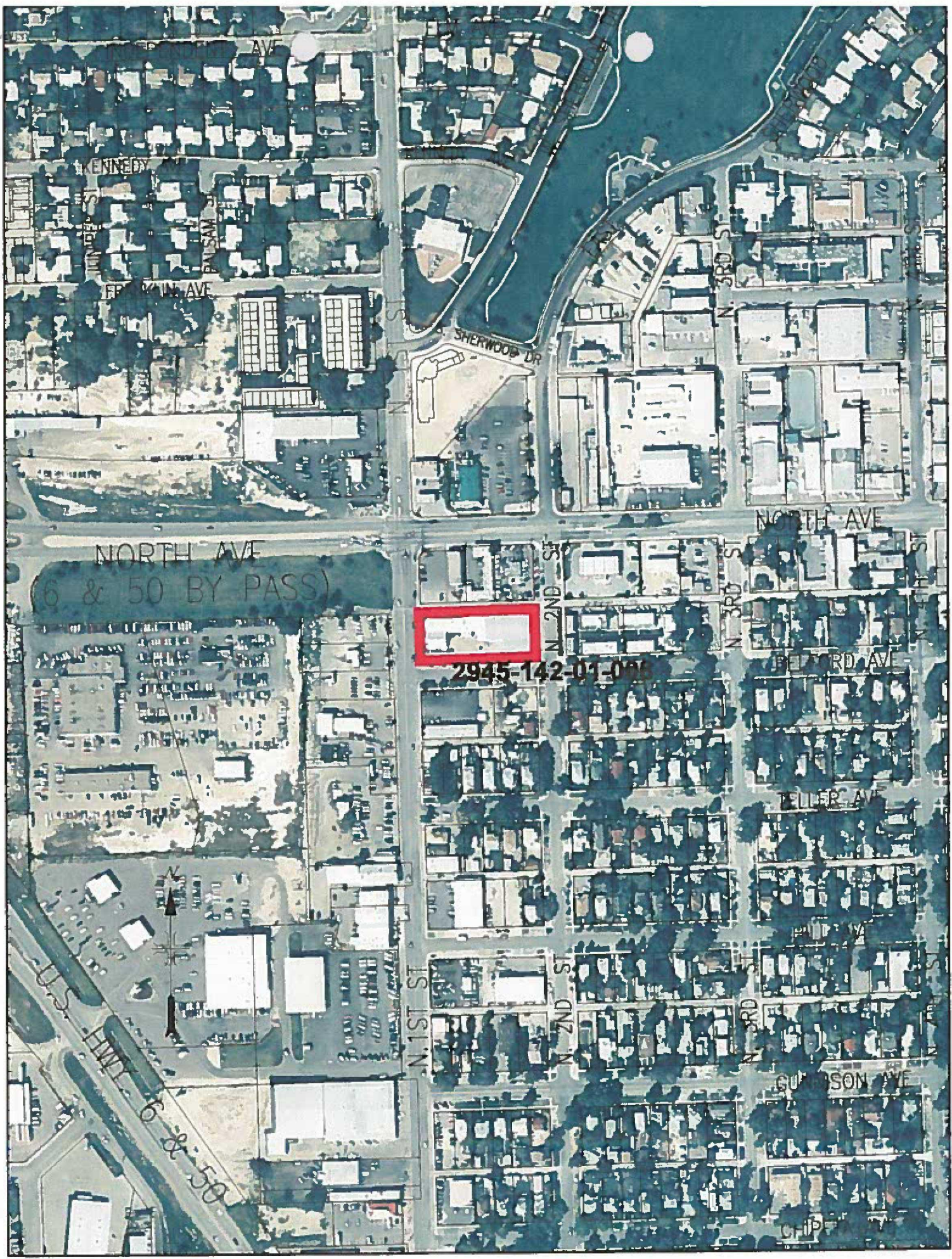
**Attachments:**

- a. Conditions of Approval
- b. Location map
- c. Site Plan with sign location shown
- d. Landscape Plan
- e. General Project Report
- f. Response to Comments
- g. Review Comments



### **Conditions of Approval**

1. Maximum of 20 vehicles for sale on the lot at any time.
2. The City of Grand Junction Community Development Department shall approve any outdoor lighting proposed for the property.
3. The hours of operation for the pre-owned vehicle sales are from 7:30 am to 5:30 pm Monday through Friday and on Saturday from 7:30 am to 2:30 pm.
4. No vehicles of any type shall be located within 12' (twelve feet) of the intersection of 1<sup>st</sup> Street and Belford Avenue.



NORTH AVE  
6 & 50 BY PASS



2945-142-01-000

KENNEDY

SHERMAN AVE

SHERWOOD DR

NORTH AVE

N 2ND ST

N 3RD ST

BEAVER RD AVE

TRINER AVE

N 1ST ST

N 2ND ST

N 3RD ST

GUNSON AVE

6 & 50

REVISIONS

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DRAWN

CHECKED

DATE

SCALE

JOB NO.

SHEET

Don

Feb 3, 2001

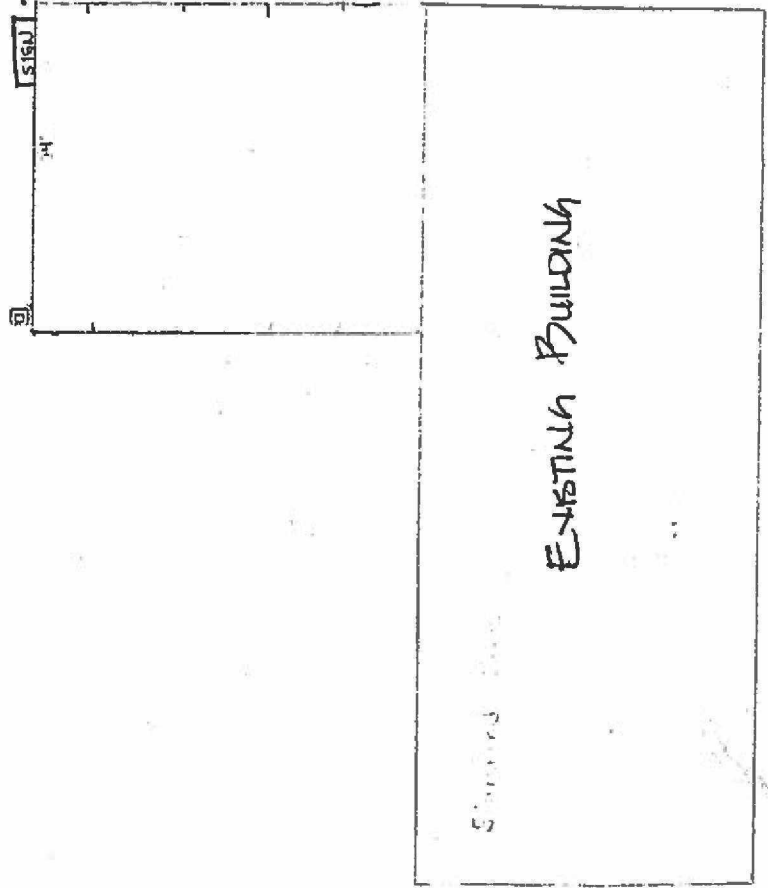
1" = 10'

BELFORD AVE



1ST STREET

PROPOSED 16' SIGN



- ⊙ 1 1/2" cal. Ash Tree
- ⊙ Buffalo Juniper
- ⊙ 1" PUG Backflow Prevention device
- ⊙ valve & flush box

automatic drip irrigation system

water bed with substrate fabric & Red Clay mulch

1200-10 Street

**GRAND JUNCTION PLANNING COMMISSION  
APRIL 10, 2001 MINUTES  
7:05 P.M. 9:50 P.M.**

The regularly scheduled Planning Commission hearing was called to order at 7:05 P.M. by Chairman John Elmer. The public hearing was held in the City Hall Auditorium.

In attendance, representing the Planning Commission, were John Elmer (Chairman), Dr. Paul Dibble, Terri Binder, James Nall, Mike Denner and Nick Prinster. William Putnam was absent.

In attendance, representing the Community Development Department, were Lisa Gerstenberger (Senior Planner), Pat Cecil (Development Services Supervisor) and Bill Nebeker (Senior Planner).

Also present were John Shaver (Assistant City Attorney), Rick Dorris and Eric Hahn (Development Engineers).

Terri Troutner was present to record the minutes.

There were approximately 30 interested citizens present during the course of the hearing.

**I. APPROVAL OF MINUTES**

Available for consideration were the minutes from the March 13 and March 20, 2001 public hearings.

**MOTION: (Commissioner Binder) "Mr. Chairman, I move that we approve the minutes of March 13."**

Commissioner Dibble seconded the motion. A vote was called and the motion passed by a vote of 4-0, with Commissioners Prinster and Denner abstaining.

**MOTION: (Commissioner Binder) "Mr. Chairman, I move that we approve the minutes of March 20."**

Commissioner Dibble seconded the motion. A vote was called and the motion passed by a vote of 3-0, with Commissioners Prinster, Nall and Denner abstaining.

**II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

Chairman Elmer introduced and welcomed new Planning Commission member, Mike Denner. Chairman Elmer mentioned that Mr. Denner had served on the Planning Commission once before.

Items pulled from the agenda included ANX-2001-043 (Zoning the Annexation - Sage Properties Subdivision), CUP-2001-054 (Conditional Use Permit - Jenkins Floral Amended), ANX-2001-011 (Preliminary Plan - Westland Subdivision), ANX-2001-052 (Zoning the Annexation - Cantrell Subdivision), and ANX-2001-061 (Annexation/Rezone/Preliminary Plan - Flint Ridge Subdivision).

**III. CONSENT AGENDA**

The Consent Agenda consisted of items CUP-2001-055 (Conditional Use Permit - Standard tire), FP-2001-058 (Final Plat - Grandview Subdivision, Filings 5 & 6), and FPP-1999-280 (Correction of Zoning - Faircloud Subdivision). Clarification on item FP-2001-058 (Final Plat - Grandview Subdivision, Filings

5 & 6) was requested from Dr. William Young (649 West Pagosa, Grand Junction), who wondered if the development would include any multi-family units. Planning staff responded "no" which satisfied Dr. Young's concern. No objection or commentary was received from any citizen, staff or planning commissioner on any of the items offered for placement on Consent.

**MOTION: (Commissioner Dibble) "Mr. Chairman, I move that we approve the Consent Agenda as presented."**

Commissioner Binder seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

#### **IV. FULL PUBLIC HEARING**

##### **PP-2001-057 PRELIMINARY PLAN—NORTH CREST INDUSTRIAL PARK**

**A request for approval of a Preliminary Plat to subdivide 20 acres into 11 lots in an I-O (Industrial Office) zoning district.**

**Petitioner: North Crest LLC, Greg Cranston  
Location: H Road, west of 3D Systems  
Representative: LANDesign, Brian Hart**

##### **PETITIONER'S PRESENTATION**

Brian Hart, representing the petitioner, noted the site's location on an overhead project location map. A second map, denoting subdivision layout and access points was also presented. While no issue was taken with staff conditions 1 and 2, Mr. Hart asked for further discussion and consideration on conditions 3 and 4. He said that since irrigation water was not available to the property, there was no way to water the turf required in condition 3. Ute Water had been contacted about providing a tap for irrigation use only; however, Ute representatives said that potable water taps could not be provided strictly for irrigation. As an alternative, Mr. Hart asked that xeriscaping be considered as a viable alternative to turf, with a plan to be submitted at Final. He agreed with Ute's position that using domestic water for irrigation purposes was not a good use of potable resources.

With regard to condition 4, he said that the word "not" should be placed between the words "does" and "include" to reflect that curb, gutter and sidewalk was *not* included. He stated that a left-turn lane and a right-hand decel lane had been required by the traffic study; however, he felt that full-section improvements along the frontage of H Road were unfair when the Code required only half-street improvements. Offered for consideration was the following verbiage change to condition 4: "The applicant shall bring H Road adjacent to this development up to City standards. This can be accomplished with removal and reconstruction or overlaying the north half of existing H Road to provide a smooth profile plus improvements required by the traffic study."

Mr. Hart also referenced comments made by City Public Works staff regarding sewer line extension to the property. Paraphrasing from a letter written by the petitioner to Greg Trainor, Mr. Hart felt that the extension would pose an undue financial burden on the development. The letter noted that the site's adjacent neighbor, 3D Systems, had not been required to extend sewer across its property to its western boundary. The petitioner would be expected to extend the sewer line across both the 3D property and its own as well to its western property line.

##### **QUESTIONS**

Commissioner Nall asked what kind of landscaping had been planned for individual lots. Mr. Hart said that landscaping would be addressed during Site Review, depending on the uses proposed by individual lot owners.

# STANDARD TIRE

& RETREAD CO., INC.



**PIRELLI**

BUD BRANDON



1018 N. 1st. Grand Junction, CO 81501 • 243-1899 • Fax 241-2880 • 1-800-440-3511

**Major or Minor Site Plan Approval**

Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on 04/11/01, 2001.

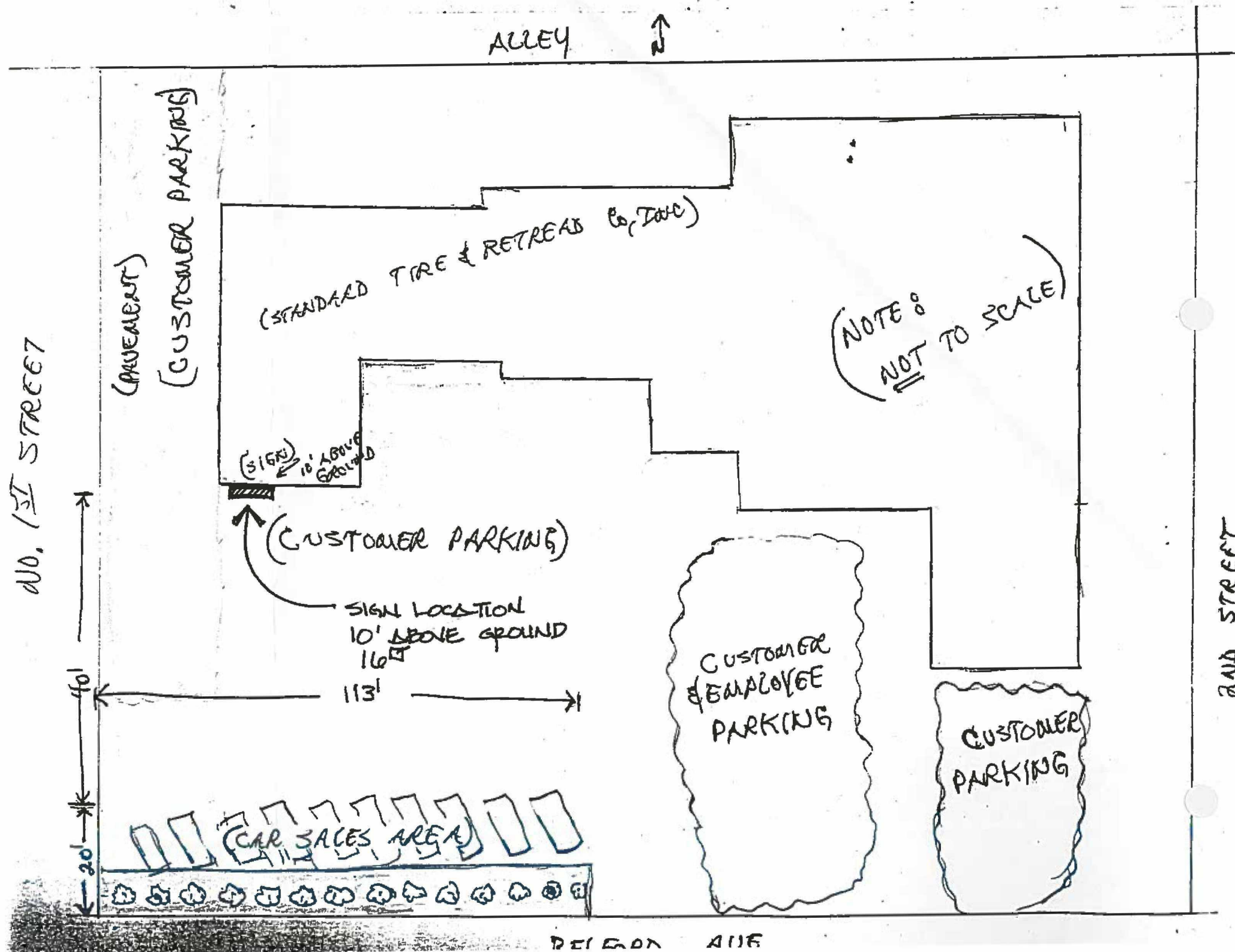
In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on 10/11/01, 2001.

Executed by:

Joe Cate, Assoc. Planner  
Name and Title  
Community Development Department  
City of Grand Junction, Colorado

Date

04/11/01



# 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) 256-4031



## RECORD OF DECISION / FINDINGS OF FACT

DATE: April 11, 2001  
FILE: CUP-2001-055  
LOCATION: 1018 N 1<sup>st</sup> Street

PETITIONER: Tom E. Elder  
1755 D Crestview Drive  
Grand Junction, CO 81505

REPRESENTATIVE: Standard Tire  
Bud Brandon  
1018 N 1<sup>st</sup> Street  
Grand Junction, CO 81501

PLANNER: Joe Carter

PROJECT IS: **APPROVAL WITH CONDITIONS**

---

The Grand Junction Community Development Department, in accordance with Section 2.13 of the Zoning and Development Code, hereby approves this request for a Conditional Use Permit. The project is located at 1018 N 1<sup>st</sup> Street. The tax schedule number for this property is a portion 2945-142-01-008.

On April 10, 2001 Grand Junction Planning Commission granted approval with conditions. The conditions of approval are as follows:

### Conditions of Approval

1. Maximum of 20 vehicles for sale on the lot at any time.
2. The City of Grand Junction Community Development Department shall approve any outdoor lighting proposed for the property.
3. The hours of operation for the pre-owned vehicle sales are from 7:30 am to 5:30 pm Monday through Friday and on Saturday from 7:30 am to 2:30 pm.
4. No vehicles of any type shall be located within 12' (twelve feet) of the intersection of 1<sup>st</sup> Street and Belford Avenue.

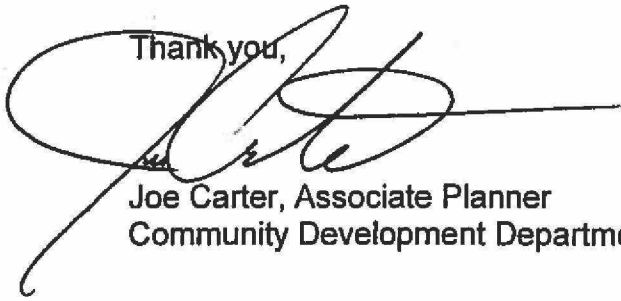
Please pick up your Planning Clearance and signed Site Plans at the front counter of the Community Development Department between the hours of 7:30 and 5:30 Monday through Friday.





If you have any additional questions or concerns please call regarding this application please call.

Thank you,

A handwritten signature in black ink, appearing to read 'Joe Carter', with a long horizontal line extending to the right.

Joe Carter, Associate Planner  
Community Development Department

|                      |                           |
|----------------------|---------------------------|
| Planning \$ <u>0</u> | Drainage \$ <u>0</u>      |
| TCP \$ <u>0</u>      | School Impact \$ <u>0</u> |

|                            |
|----------------------------|
| PDG PERMIT NO.             |
| FILE # <u>CUP-2001-055</u> |

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1018 1<sup>ST</sup> STREET

SUBDIVISION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

OWNER TOM ELDER

ADDRESS 1755 D GUESTVIEW DRIVE

TELEPHONE 243-1549

APPLICANT PAUL BRANDON

ADDRESS 1018 N 1<sup>ST</sup> STREET

TELEPHONE 243-1895

TAX SCHEDULE NO. 2945-142-01-008

SQ. FT. OF PROPOSED BLDG(S)/ADDITION NONE

SQ. FT OF EXISTING BLDG(S) N/A

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0  
CONSTRUCTION

USE OF ALL EXISTING BLDGS TIRE REPAIR/SALES

DESCRIPTION OF WORK & INTENDED USE:  
LANDSCAPING FOR CAR SALES  
BUSINESS.

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

As per site plan approved on 4/11/01

ZONE C-1

SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

MAXIMUM HEIGHT \_\_\_\_\_

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_

PARKING REQUIREMENT: As per site plan

SPECIAL CONDITIONS: SEE ATTACHED CONDITION  
IN FILE CUP-2001-055

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ ANNEX \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Judith M Brandon Date 4/13/01

Department Approval [Signature] Date 04/13/01

|                                                        |                    |                                        |                                   |
|--------------------------------------------------------|--------------------|----------------------------------------|-----------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                | NO <input checked="" type="checkbox"/> | W/O No. <u>Existing Prem 3304</u> |
| Utility Accounting                                     | <u>[Signature]</u> |                                        | Date <u>4/13/01</u>               |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Must collect  
taxes for:

STATE COUNTY  
COLORADO MESA

# SALES TAX LICENSE

| USE ACCOUNT NUMBER<br>for all references | LIABILITY INFORMATION |      |        |        |                | ISSUE DATE |     |      | LICENSE VALID<br>TO<br>DECEMBER 31 |
|------------------------------------------|-----------------------|------|--------|--------|----------------|------------|-----|------|------------------------------------|
|                                          | county                | city | indust | type   | liability date | month      | day | year |                                    |
| 04-65448-0001                            | 08018                 |      | C      | 050195 |                | DEC        | 15  | 99   | 2001                               |

THIS LICENSE MUST BE POSTED AT THE FOLLOWING LOCATION:

1018 N 1ST ST  
GRAND JUNCTION CO

THIS LICENSE IS NOT  
TRANSFERABLE



STANDARD TIRE & RETREAD CO INC  
STANDARD AUTIOMOTIVE INC  
1018 N 1ST ST  
GRAND JUNCTION CO 81501-7558

*Fred Fisher*  
Executive Director  
Department of Revenue

LR 2-3 (2/99)

Dealer Section, 1881 Pierce Street, Lakewood CO 80214  
LICENSE



This Certifies

STANDARD AUTIOMOTIVE INC.  
1018 NORTH 1ST STREET  
GRAND JCT. CO 81501

# 4328



Is duly licensed  
as a motor vehicle

USED DEALER

Issued 04/26/2000 Expires 04/30/2001

This license is issued under the provisions of Title 12, Article 6, Colorado Revised Statutes.

LICENSED LOCATION: 1018 NORTH 1ST STREET  
ORIGINAL GRAND JCT. CO 81501

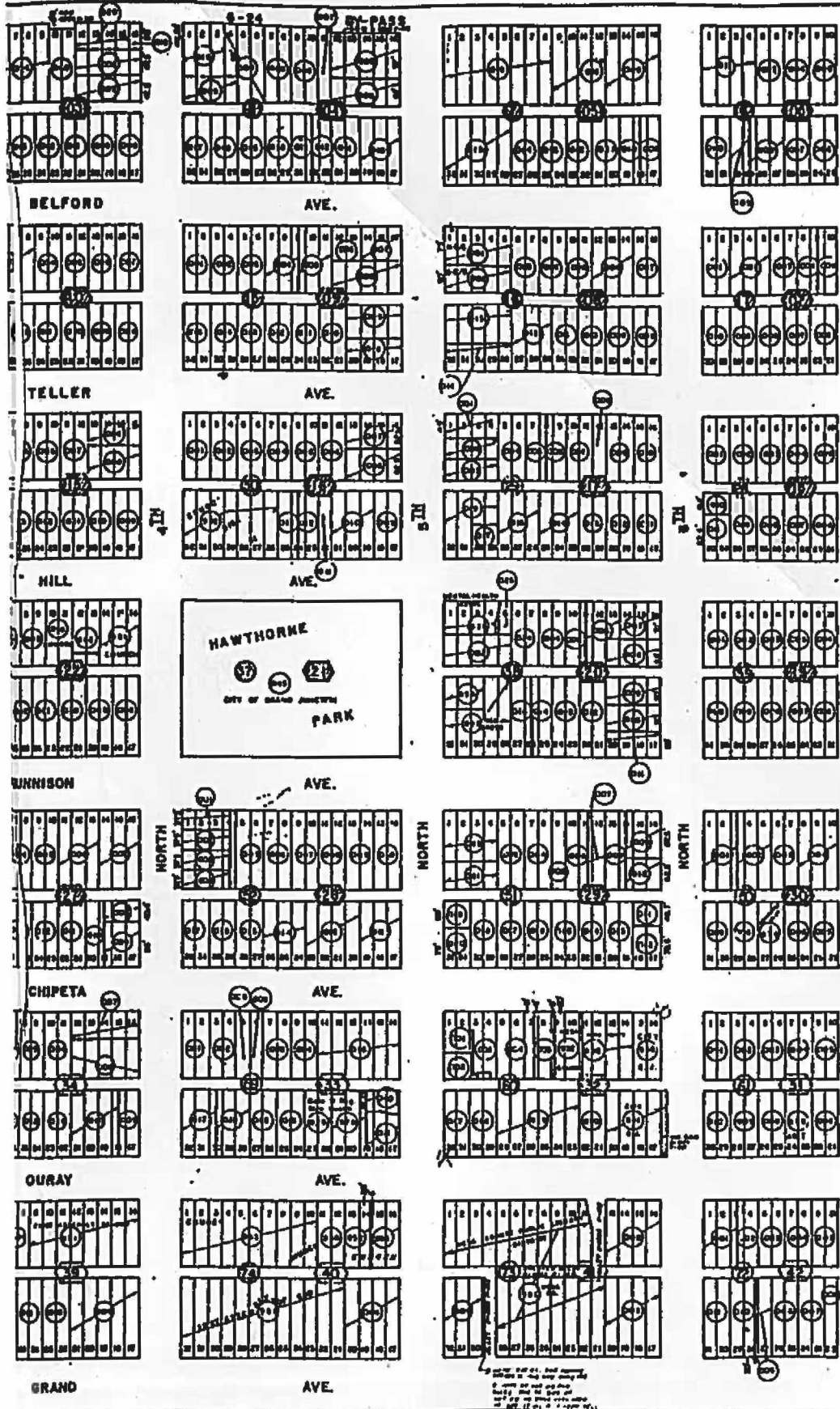
FRED FISHER

EXECUTIVE DIRECTOR  
Department of Revenue

OWNER SALESPERSONS:  
BRANDON, ROY V

FULL: N DEMO: 002

NOTE: NEW (THRU 04/30/2002) IS BEING ISSUED  
FROM STATE REVENUE DEPT.



TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

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LOTS 13 TO 24 INC BLK 11 GRAND JUNCTION SEC 14 1S 1W

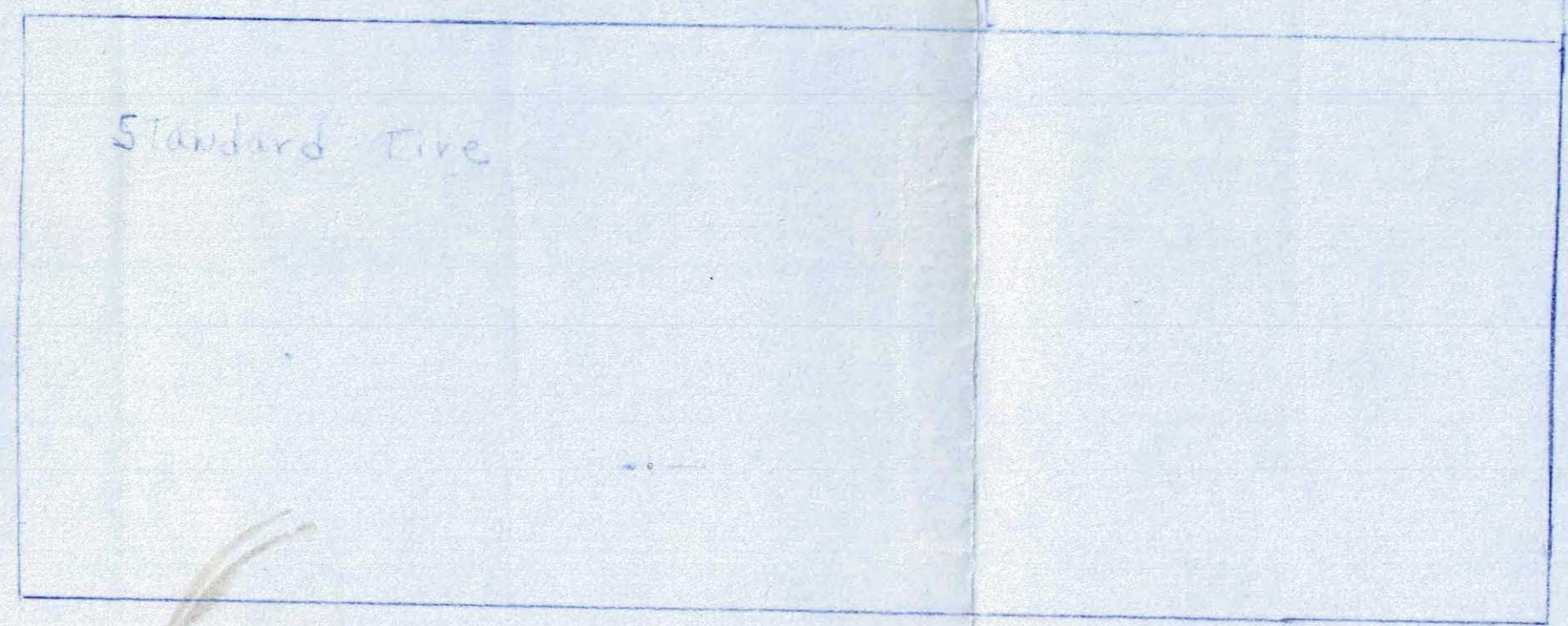
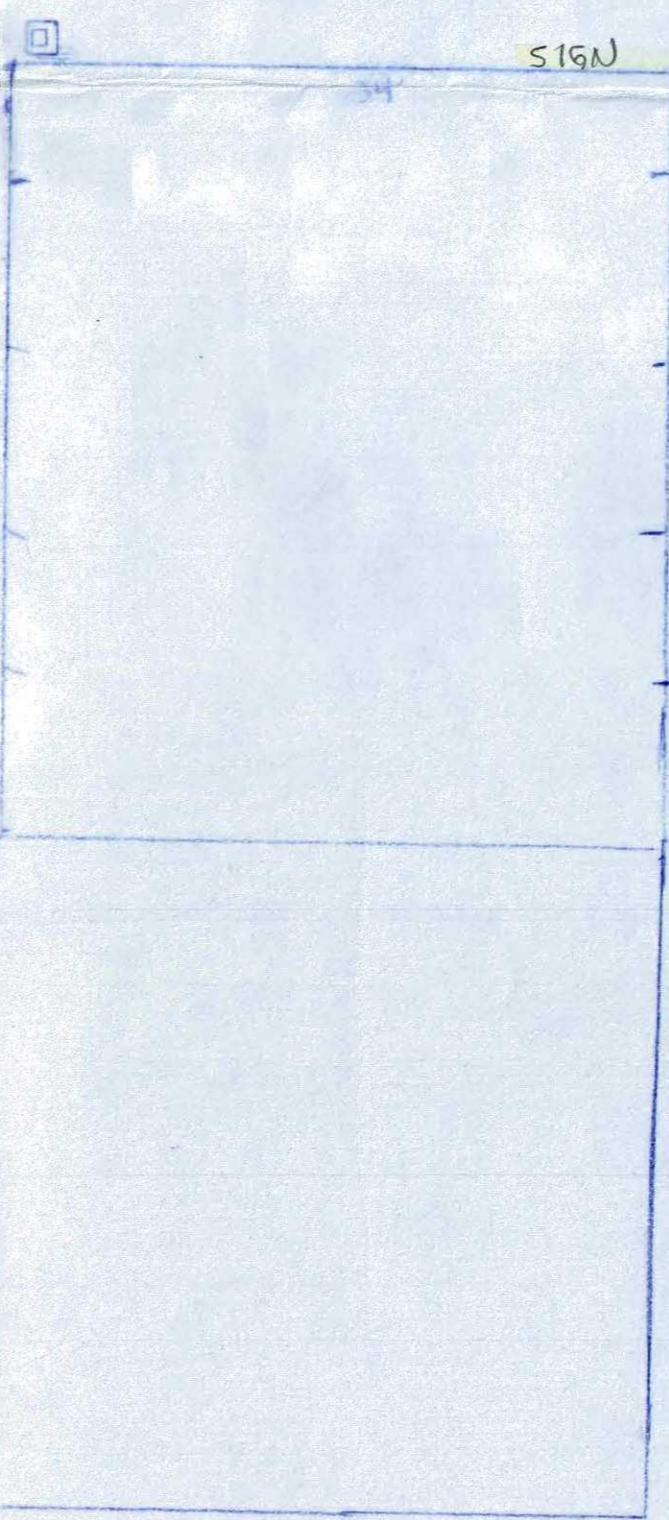
CV-2001-055-



- 2 1 1/2" cal. Ash Tree
- 19 Buffalo Juniper 5 gal
- 1" PUB Backflow Prevention device
- valve & valve box

Automatic drip irrigation system

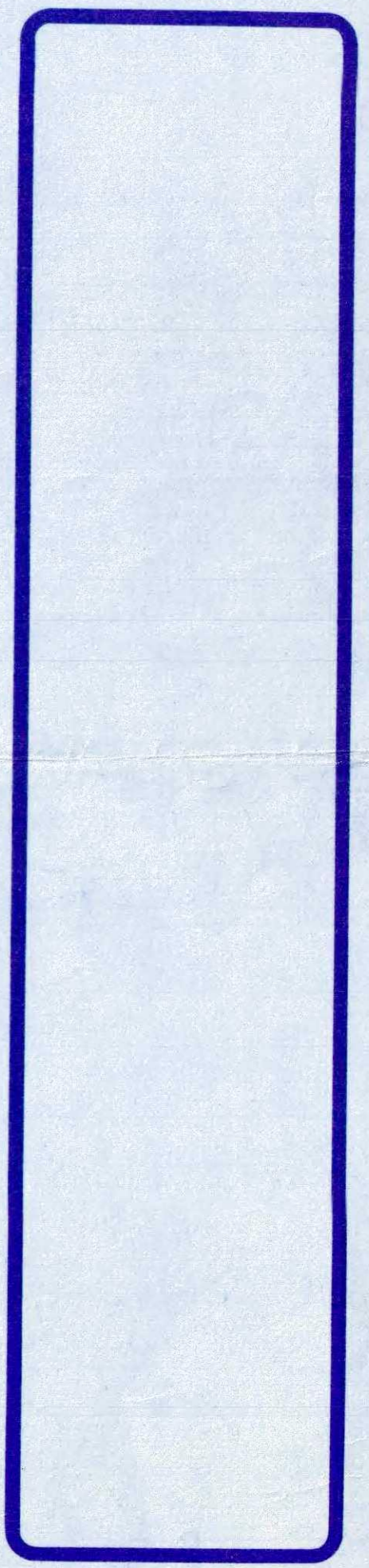
Planter bed with landscape fabric and red cedar mulch



Alley Way

First Street

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |



**Major or Minor Site Plan Approval**  
 Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on 02/11, 2001.

In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on 10/11, 2001.

Executed by: [Signature] Date 02/11/01  
 Name and Title  
 Community Development Department  
 City of Grand Junction, Colorado

|             |
|-------------|
| DRAWN       |
| Don         |
| CHECKED     |
|             |
| DATE        |
| Feb 8, 2001 |
| SCALE       |
| 1" = 10'    |
| JOB NO.     |
|             |
| SHEET       |
|             |
| OF SHEETS   |
|             |