



Subdivision FARMER - HEALD PARTNERSHIP  
 Date 9 May 77 Item # 38-77  
 Petitioner Steve Heald & Floyd Farmer.

Preliminary  
 Review Agencies Comments

~~Review Agencies Comments~~

① Fire Dept. - 2 hydrants  
 SUGGESTED. a) NE COR  
 Fisher & US 50 b) 330' Not  
 #1 on FISHER.

Since Mr. Murcheson was not  
 present at mtg where screening  
 requirements were established  
 council returned item to P.C.  
 to review those requirements  
 with Mr. Murcheson.

② Engineering - require  
 power of atty for future  
 full st. improvements for  
 Fisher Ave. PARKING in  
 front of Valley Trash Bldg  
 does NOT have enough  
 MANEUVERING ROOM.

Action Taken

P.C. Approved 25 May 77  
 C.C. Returned To P.C. 15 JUN 77  
 Review of SCREENING RQMTS.  
 Comments

Action Taken

P.C. Approved June 22, 1977  
 C.C. Approved July 6, 1977  
 Comments

Subject to review  
 Comments & screening  
 around all of valley  
 Trash, removal of  
 old sign, painting of bldg.  
 Grading & gravel of area  
 Provide Better TURNING RADIUS on west end of storage bldg

1) Screening/fence req'd removed.  
 A Natural Screening (cleared through  
 park & rec.) to be provided on S.  
 P.L. & along E&W prop-line to  
 S. face of building. All other  
 previous req's unchanged.

ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

17 - Development in H. Application. (Preliminary and Final)

*W*

Fee Paid \_\_\_\_\_  
 Amount \_\_\_\_\_ Date \_\_\_\_\_

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If questions not applicable indicate by N/A.

FARMER | HEALD Partnership  
 Name of Development

Fee Paid  
\$250.00  
 Amount  
9 May 77  
 Date  
Kell

Names and Addresses of land owners or developers.

NAME	NAME	NAME
<u>Stevet Heald</u>	<u>Floyd G Farmer</u>	<u>Valley Trash</u>
<u>609 Redwood Ct.</u>	<u>332 Walnut</u>	<u>2724 Hwy 50</u>
ADDRESS <u>242-8063</u> <u>243-6645</u>	ADDRESS <u>242-8680</u>	ADDRESS
BUSINESS PHONE	BUSINESS PHONE	BUSINESS PHONE

The following check list shall be completed to insure that the maps contain the essential information required by the Development Regulations. (See regulations for detailed information).

- 17.6 Dimensional Standards ✓
- 17.7 Off-street parking and loading ✓
- 17.8 Access and Traffic controls ✓
  
- 15.D.3.C (1) Street systems, lot lines, lot designs ✓
- (2) Parks, playgrounds, public bldgs., etc. ✓
- (3) Building sites & common open area ✓
- (4) Elevations and/or perspectives of all proposed structures (~~2 copies~~) ✓
- (7) Drainage Plan (~~2 copies~~) ✓
- (8) Existing and proposed sewer and water lines and utility easements ✓

The following information may be submitted in report form or on the plat at the discretion of the developer.

- (5) Development schedule Start 30 days after Approval
- (6) ~~Agreements, provisions or covenants~~
- (9) (a) Off-street parking and loading ✓
- (b) Traffic Circulation Plan ✓
- (c) Landscaping and tree planting plan ✓

Construction Term 75 days

Legal Description of Development:

on plats

This application completed by

Steve Seal

NAME

609 Redwood Ct

ADDRESS

5/6/77

DATE

\_\_\_\_\_

NAME

\_\_\_\_\_

ADDRESS

\_\_\_\_\_

DATE

# Final Development Plan H0

**ZONING**  
Present Zoning  
H0

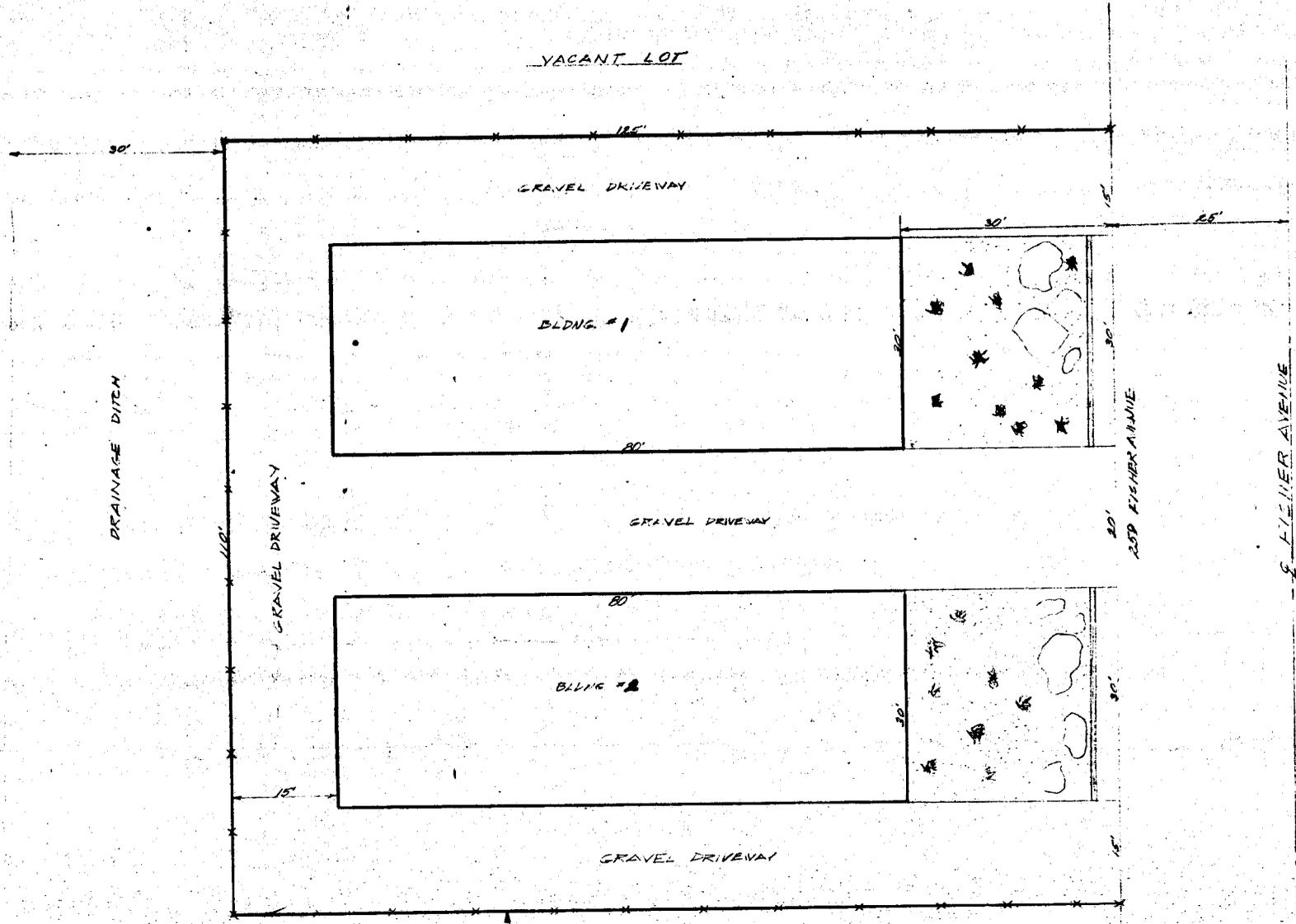
**LANDSCAPING BY:**

**DESIGNED BY:**  
Farmer-Heald

**DRAFTING BY:**  
Lindsay Drafting Service

**LEGEND:**

-  Cactus
-  Stone
-  Rock
-  Chain-Link Fence w/Decorative Panels



**LEGAL DESCRIPTION**

6, Lot 6 & N 50' of Lot 7,  
Height's Subdivision,  
T. S., R. 1 W.,  
Section 81501

# VALLEY TRASH BUILDING

## Final Development Plan HO

**ZONING**

Present Zoning  
HO

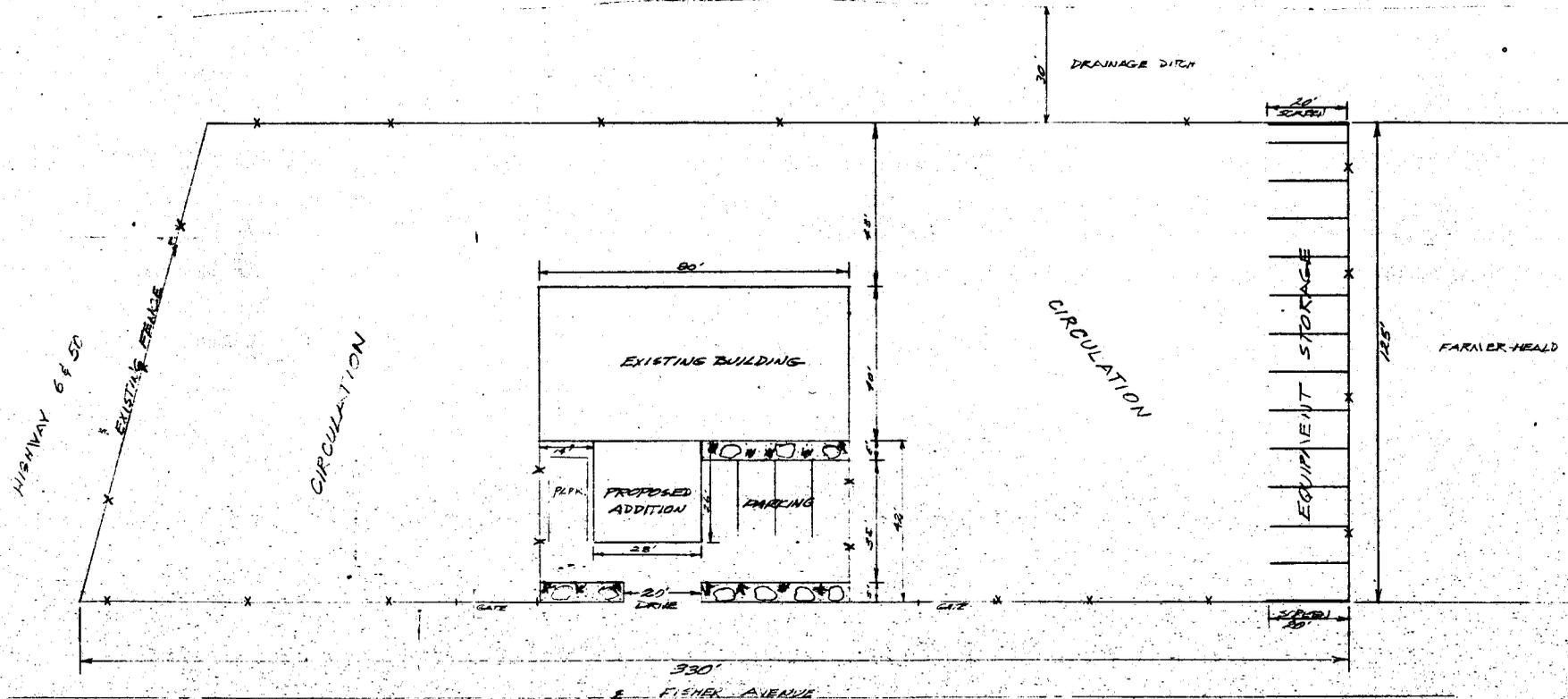
**LANDSCAPING BY:**

**DESIGNED BY:**  
Don Murcheson

**DRAFTING BY:**  
Lindsay Drafting Service

**LEGEND:**

-  Cactus
-  Stone
-  Rock
-  Chain-Link Fence
-  Screen Fence



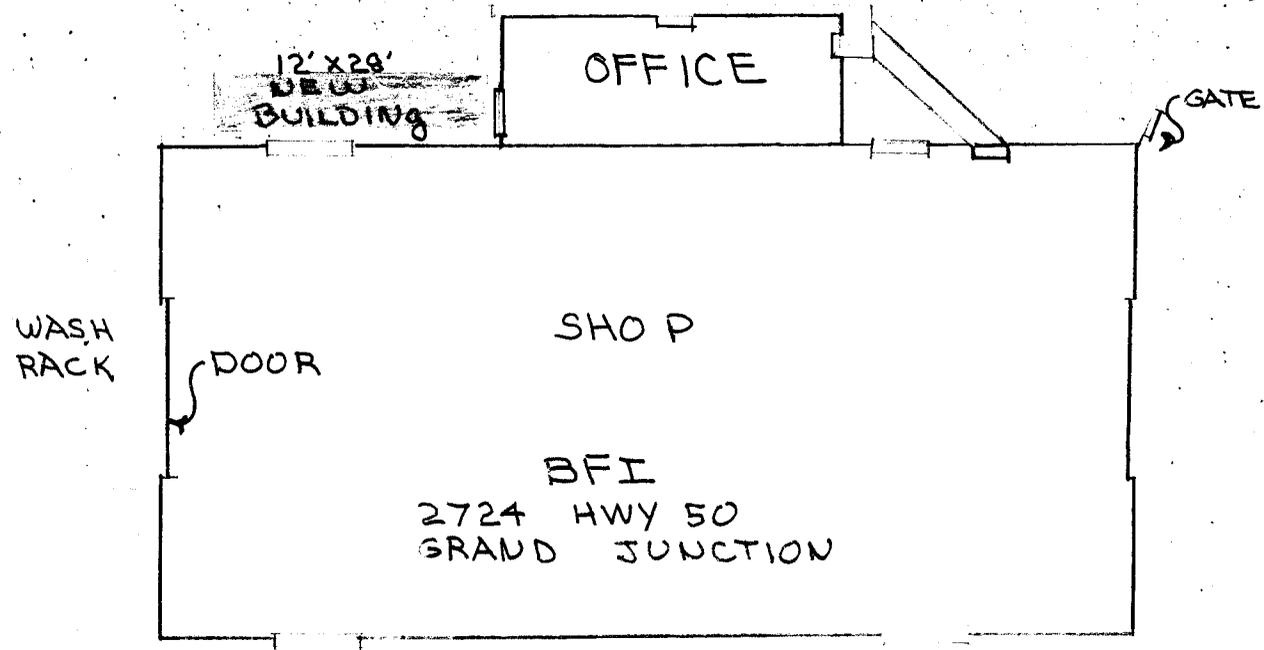
**LEGAL DESCRIPTION**

Block 6, S 10' Lot 7, Lots 8, 9, 10, 11,  
Part of Lot 12, and Part of Lot 13,  
Artesia Heights Subdivision,  
Section 25, T 1 S., R. 1 W.,  
City of Grand Junction  
Grand Junction, Colorado 81501  
Mesa County.

← FISHER STREET →

FENCE  
GATE

GATE  
EMPLOYEES PARKING



CONTAINER & ROLL OFF'S  
YARD

AUX. PARKING  
WORKING HRS.

FENCE  
TRUCK PARKING

↑ HWY 50 ↓

FUEL PUMPS

OIL SHED

FENCE

PROPOSAL SUBMITTED TO BFI Disposal Company
STREET 2724 Hwy. 50
CITY, STATE AND ZIP CODE Grand Junction, Co. 81503

**AMERICAN PORTABLE BUILDINGS CORP.**  
 2892 West 64th Avenue  
 DENVER, COLORADO 80221  
 (303) 427-1444

PHONE 242-8045	DATE August 16, 1983
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Model 1224 Semi-permanent Office Building.  
 Per UBC Construction and National Electric Codes.

**Roof:** Corrugated aluminum roofing material.  
 2"x8" trusses  
 R-18 Batt type fiberglass insulation  
 3/8" Class " A " Firerated gypsum ceiling panels

**Exterior Walls:** 2"x4" vertical wall members  
 7/16" Textured wood composition siding. Yourchoice of color.  
 R-11 batt type insulation

**Interior Walls:** Class "C: Fire rated prefinished paneling

**Floor:** 2"x6" floor joists  
 5/8" Exterior grade tongue and grooved plywood flooring  
 Vinyl asbestos floor tile

**Accessories:** two metal entrance doors  
 two partitions with passage doors  
 eight nominal 3"x4" windows with self storing stormxs  
 four anchor straps

**Electrical:** 110/220 volt circntry  
 electric baseboard heat  
 two 8500 BTU Air Conditioners  
 electrical in conduit  
 fluorescent lighting fixtures

FOB Grand Junction, Co. .... \$7361.00 plus tax.

If 12'x28' office preferred add ....\$ 232.00

Option

1. for guttering and down spouts add \$2.50 lin. ft.

APPROXIMATE DELIVERY DATE 3/ (WEATHER PERMITTING)

All material is agreed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. American Portable Buildings Corp. assumes no liability for compliance to state or local codes. This is the customers complete responsibility and placing and order with American Portable Buildings Corporation constitutes understanding of this responsibility. Specifications supplied to American Portable Buildings Corp. and agreed to are rigidly adhered to. Quotes are good for 30 days from the above date and are subject to review after 30 days

Authorized Signature *John P. Moore*

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Dev. in HO Re  
Valley Trash



## CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

September 26, 1983

Mr. Chuck Doble  
BFI Waste Systems  
2724 Highway 50  
Grand Junction, CO 81503

Dear Mr. Doble:

We have reviewed your request to install a modular office addition to your facility at 2724 Highway 50. Your zoning at that location is Highway Oriented (H.O.). All developments within a H.O. zone normally require approval through the Planning Commission and City Council. There is, however, a provision for minor changes which can receive approval through our office. It appears that the proposed addition can be processed under the minor change provision.

In July of 1977 your facility, under the name of Valley Trash, received an H.O. approval for the present office on the east side of the shop. In reviewing the conditions of that approval, we have found a number of items which were not completed as agreed. These items will have to be completed as part of this approval. The items are:

1. Natural vegetative screening of south yard.
2. Landscaping along east and west property lines to the south face of the structure.
3. The proposed addition occupies space previously designated as visitor parking. A new visitor parking area will have to be designated.

In order to process and approve this addition, we will require the following materials:

1. A site plan showing property dimensions, dimensions of existing and proposed structures, and distance of structures from all property lines.

Letter to Mr. Chuck Doble  
September 26, 1983  
Page 2

2. A landscape plan showing type and location of landscape materials, maintenance provisions, and development schedule.
3. Location and dimensions of visitor parking area.

I am enclosing the following materials for your information:

1. Copy of the H.O. zone requirements from the Grand Junction Zoning and Development Code.
2. Copy of minor change provisions.
3. Copy of your site plan showing general areas requiring landscaping.

Thank you for your cooperation.

Sincerely,



Karl G. Metzner  
City Planning Director

KGM/mm

Enc.



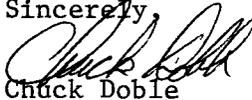
BROWNING-FERRIS INDUSTRIES OF COLORADO INC.  
 GRAND JUNCTION DISTRICT

Bob Golden  
 Dept. of Planning  
 City Hall

Dear Sir;

We would like to install a modular office addition to our facility at 2724 Hwy 50. This addition would be placed on the north side of the office in a space that is not presently being used. All ABC and National Electric codes are met by this building. (See enclosure)

The two employees who will work in this office, an accountant and the district manager, will park on the south side of the shop where there is ample parking space for them.

Sincerely,  
  
 Chuck Doble  
 District Manager

9/22/83 site inspection by Lance Williams

- \* 1. There is no natural, vegetative screening of south yard as per conditions of approval. No landscaping in front of bldg. either.
- \* 2. Parking areas are not designated with curb blocks or signs. BFI trucks are parking in part of area shown as "Employees Parking" on new plan.
- 3. Yard area has been graveled.
- 4. Full street improvements have been made to ~~2724 Highway 50~~ Fisher Ave.
- 5. Bldg. appears to have been painted in recent years SEP 20 1983
- 6. Reg'd. Hydrants are in place.
- \* 7. All fencing is strictly wire mesh or chainlink. There are no slats.

CITY - COUNTY  
 PLANNING DEPARTMENT