

\$265
 Fee Paid _____ Date _____

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

Rocky Mountain Watersports
 Name of Development

501 Highway 50
 Common Location

5-4810

Names and Addresses of land owners or developers.

NAME	NAME	NAME
<u>Andrew Peterson</u>		
ADDRESS	ADDRESS	ADDRESS
<u>617 29 1/2 Road Grand Junction 501 Hwy. 50</u>		
BUSINESS PHONE	BUSINESS PHONE	BUSINESS PHONE
<u>245- 3053</u>		

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 X
- 17.7 Off-street parking and loading X
- 17.8 Access and Traffic controls X

- 15.D.3.C (1) Street systems, lot lines, lot designs X
- (2) Parks, playgrounds, public bldgs., etc. X
- (3) Building sites & common open area X
- (4) Elevations and/or perspectives of all proposed structures (3 copies) existing
- (7) Drainage Plan (3 copies) X
- (8) Existing and proposed sewer and water lines and utility easements to follow
- (9) (a) Off-street parking and loading X
- (b) Traffic Circulation Plan X
- (c) Landscaping and tree planting plan as per recom. of Ken Idelman

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

- (5) Development schedule X
- (6) Agreements, provisions or covenants N/A

Legal Description of Development:

Block 3 Fairley Addition to Grand Junction Colorado

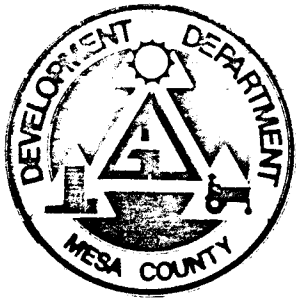
This application completed by

Andrew Peterson
NAME
501 Hwy 50
~~617 29¹/₂ Road~~ Grand Junction, CO.
ADDRESS
April 26, 1978
DATE

NAME
ADDRESS
DATE

Note:

- 1) It is recommended that the petitioner or his representative be in attendance at Planning Commission and City Council meetings. Failure to do so could result in referral of application to the following months meeting.
- 2) All applications must be received by the City Planning Department not later than the first working day of the month in order to be placed on that months agenda.



CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501
DIAL (303) 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

May 15, 1978

Mr. Andrew Peterson
617 29-1/2 Road
Grand Junction, CO 81501

Dear Mr. Peterson:

This is to follow up our discussion in my office with Del Beaver concerning your acquisition and use of property south of Highway 50 and east of Cannon Avenue and to confirm the discussion. You have acquired the property for the purposes of boating and water sports sales and have an urgent need to vacate your present location. The property that you have acquired is zoned H.O. in the City of Grand Junction. The H.O. zoning requires submittal of a specific site use, development plan and development schedule which will be considered by the Grand Junction Planning Commission and their recommendation will be forwarded to the City Council for approval, denial or approval as amended. This being a conditional type of zoning, there may be conditions attached that must be met before a final permit can be granted for the use of the property.

The length of the required time to obtain approval exceeds your personal time frame for relocation of your use. You told me that you fully understand that to occupy the premise prior to the council's approval was your risk and that you would meet all conditions and comply with the approved development schedule. Further, it was understood that in the event that the use would not be approved and no amendment or agreement could be achieved, that you would have to vacate the property of the particular use requested.

Your intention is to move inventory into the building, get organized and place some inventory on the site prior to approval. Your actions are with the clear understanding of the processes, possible conditions, and approvals required.

Sincerely,

Conni McDonough
Development Director

CMD:bc

cc: File 54-78



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

May 16, 1990

Bill Bond
2122 E. Main
Montrose, CO 81401

Dear Mr. Bond:

This letter is in response to your inquiry about 501 Highway 50 South in Grand Junction (2945-262-03-001). The property is zoned H.O. (Highway Oriented) and was approved for boat sales in 1978 (File #54-78), and was subsequently approved for indoor retail sales in 1983 (File #36-83). Your proposal for van sales would be allowed under the previous approval for boat sales, provided you comply with current regulations for site design.

Please provide for our review a written description of the proposed business and a site plan with the following details:

1. Location of all streets, entrances/exits and buildings.
2. Customer parking areas and dimensions and outdoor display area layout. An area equal to 10% of the display area is required for parking (see enclosed parking standards). Parking lot and display area must be paved and striped.
3. Proposed signage locations and sizes.
4. Proposed landscaping. At least 75% of the required front yard setbacks must be landscaped. The setback along Highway 50 is 10' from property line and along 26 1/4 Road is 20' from property line. See the enclosed Landscape Standards and Regulations for requirements.
5. Some type of screen, either a fence or vegetation of a year-round nature, 6' high must be placed along the property line adjacent to the two residences. The height may need to decrease toward Highway 50 and 26 1/4 Road for adequate site distance.

If you have any questions feel free to call me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner
Senior Planner

June 1, 1978

Mr. Andrew Peterson
~~617 29 1/2 Road~~ 501 Hwy. 50
Grand Junction, Colorado 81501

RE: FILE #54-78 - DEVELOPMENT IN HIGHWAY ORIENTED ZONE -
ROCKY MOUNTAIN WATERSPORTS


Dear Mr. Peterson:

The Grand Junction Planning Commission at their regularly scheduled meeting of May 30, 1978, approved the site plan for Rocky Mountain Watersports subject to the following requirements:

- a) fence on U.S. 50 setback as per City Engineers' requirements
- b) 36' curb cut shown as abandoned should be closed with new curb and gutter
- c) employee parking must be on site
- d) petitioner to work with staff and Parks and Recreation for landscape plan
- e) on-site lighting may not interfere with signalized intersection: i.e., red or green lights

This item will be heard before the Grand Junction City Council on June 7, 1978.

Sincerely,


Karl G. Metzner
Planner I

KGM:cjr

Subdivision Development in HO

Date May 4. Item # 54-78

Petitioner Rocky Mt. Water Sports

Review Agencies Comments

Request some landscaping around the building & at the intersection.

LIGHTING ON SITE SHOULD NOT INTERFERE WITH SIGNALIZED INTERSECTION.

City eng. - sight distance at intersection O.K. - could be sight distance problem at ~~the~~ exit on U.S.

50. - fence on U.S. 50 should be set back 3' at ~~the~~ UNAWEEP corner & 5' ~~at~~ the exit. Existing 36' curb cut shown as abandoned

Review Agencies Comments

should be closed w. new curb & gutter.

FIRE Dept. - water & hydrants O.K.

(Employee Parking on site! Letter of intent for landscaping etc. not put in immediately.

Action Taken

P.C. approved May 30, 1978

C.C. approved June 6, 1978 *

Comments

- as per review comments.

* as per review comments and planting plan to be submitted.

Action Taken

P.C. _____

C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

<input type="checkbox"/> Check	<input type="checkbox"/> Utility Agreement	<input type="checkbox"/> Title Investigation
<input type="checkbox"/> Drainage	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Covenants
<input type="checkbox"/> Improvements	<input type="checkbox"/> Guarantee	<input type="checkbox"/> Annexation
		<input type="checkbox"/> Other (Specify)