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File 1980-0010
Date 3/28/01

Project Name: Development in H.O. -Admineo Inv. Co.

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>			
X	X	*Summary Sheet – Table of Contents			
		Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
		*Mailing list			
		Public notice cards			
		Record of certified mail			
		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
X	X	*Petitioner's response to comments			
		*Staff Reports			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*Summary sheet of final conditions			
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet	X	Addendum to Real Estate Sales Contract	
X		Review Sheets	X	X	Letter from Sue Drissel to Admineo Inc. re: Planning Commission recommend approval of petition with stipulations- 2/29/80
X	X	Review Sheet Summary	X	X	Dev. in H.O. Application
X	X	Certified letter from Lance Williams to John Martin, Bumper to Bumper Auto Parts re: Maintenance of Landscaping – 7/7/83	X		Quit Claim Deed AND Warranty Deed
X	X	Landscape Plan	X	X	Drawing of front of building 11/10/79
X	X	Letter from Lance Williams to Kent Evans re: completion of landscaping – 7/30/82	X	X	Improvement Location Certificate
X	X	Zoning Violation Report			
X	X	Letter from Bourtai Hargrove to Kent Evans re: landscaping – 7/6/83			
X	X	Certified letter from Lance Williams to Kent Evans re: landscaping in regard to Hwy 50 – 3/26/82			
X	X	Certified letter from Lance Williams to Kent Evans re: landscaping not done – 2/24/82			
X		Real Estate Contract			

Acres APPX. .5
Units N/A
Density N/A

ACTION SHEET

File # 10-80
Zone H.D.
Tax Area Code _____

Activity Dev. in H.O. - Admined Investments Co.
Phase NA Date ^{over 4 sig} Neighbors Notified 2-15-80
Date Submitted 1/FEB/80 Date CIC/MCC Legal Ad _____
Date Mailed Out _____ PC Hearing Date 26 FEB 80
Review Agencies 10day Review Period - Return By _____

- | <u>Send</u> | | <u>Send</u> |
|--|------------------------|--|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | | <input checked="" type="checkbox"/> FIRE <u>CITY</u> |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT | | <input checked="" type="checkbox"/> IRRIGATION <u>D.M.</u> |
| <input type="checkbox"/> COUNTY SURVEYOR | | <input checked="" type="checkbox"/> DRAINAGE <u>D.M.</u> |
| <input type="checkbox"/> COMTRONICS | | <input type="checkbox"/> WATER (UTE, CLIFTON) |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER | | <input type="checkbox"/> SEWER |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <i>2 review sheets</i> | <input checked="" type="checkbox"/> CITY ENGINEER/ UTILITIES <u>TRANS. ENG.</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | | <input type="checkbox"/> MACK, LOMA, MESA, COLLBRAN |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | | <input type="checkbox"/> FRUITA, PALISADE |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | | <input checked="" type="checkbox"/> <u>Jim Patterson</u> |
| <input type="checkbox"/> STATE HIGHWAY | | <input checked="" type="checkbox"/> <u>P.D. Ed Vander Took</u> |
| <input type="checkbox"/> STATE GEOLOGICAL | | <input checked="" type="checkbox"/> <u>Energy Office</u> |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | | <input checked="" type="checkbox"/> <u>Parks & Rec.</u> |
| <input type="checkbox"/> TRANSAMERICA TITLE | | <input checked="" type="checkbox"/> <u>mapping</u> |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>22580</u>	<u>6 JPC</u>	<u>rec. app. sub. D staff - P.D.A. for R.O.W. on Linden</u>
<u>CIC</u>	<u>3/19/80</u>	<u>CONSENT ASSESSOR - APPROVED</u>

Common Location N.W. Corner Hwy 50 & Linden

Staff Comments
Legal OK
Need

Original Documents
 Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
 Imp. Guarantee Receipt # _____ Check # _____
 Covenants _____ Open Space Dedication
 Power of Attorney
 Dev. Schedule

Fee Paid \$265 Date 2/1/80

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

Adminco Investments Co. dba. Bumper to Bumper Auto Parts
 Name of Development T.M.
Northwest corner Hwy. 50 & Linden Orchard Mesa
 Common Location

Names and Addresses of land owners or developers.

Owners
Jim LaBette, Bob Langdon, Jack Campbell & C.D. Thomas
 NAME NAME NAME NAME
P.O. Box 5285 Denver — —
 ADDRESS ADDRESS ADDRESS
80217
(303) 892-6772 — —
 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. N.A.
- (3) Building sites & common open area ✓
- (4) Elevations and/or perspectives of all proposed structures (~~3~~ copies) ✓
- (7) Drainage Plan (3 copies) ✓
- (8) Existing and proposed sewer and water lines and utility easements N.A.
- (9) (a) Off-street parking and loading ✓
- (b) Traffic Circulation Plan ✓
- (c) Landscaping and tree planting plan ✓

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

- (5) Development schedule ✓
- ~~(6)~~ Agreements, provisions or covenants N.A.

This property will be converted from a service station to a retail & wholesale auto parts store. Existing sewer & water lines and utilities will be used, no additional services needed.

Landscaping and planting will not exceed the 2 1/2' requirement.

Construction schedule -

1. Work to begin when planning approved & building permit.
2. Completion 90 days from approval & permit

~~Legal Description of Easement:~~ on plan.

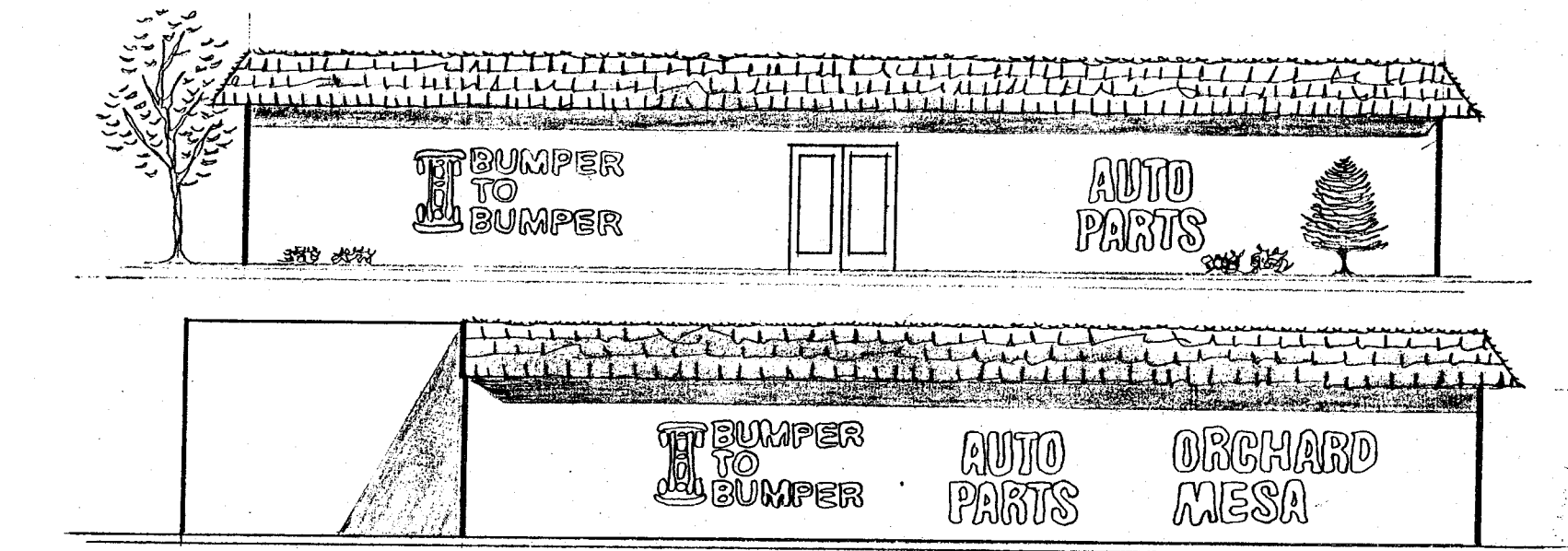
Type on separate sheet of paper
(one copy)

This application completed by

Kent C. Evans dba Keystone Builders # 2800653
NAME NAME
2303 E. Road Grand Junction Colo.
ADDRESS ADDRESS
2/1/80
DATE 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.



PROPOSAL
FOR

JIM LABERTHEV
DEVER, COLO.

KEYSTONE BUILDERS

KENT EVANS

2303 'E' RD., GR. JCT., CO.

DRAWING
BY

T. OLIVER

10 NOV 79

2 spaces for parking

2 spaces for parking

TREE GALLERY
LANDSCAPING

9 Spaces
for
Parking



Ramp



Mugno Pine Dwarf

Tam Juniper

Creeping Juniper

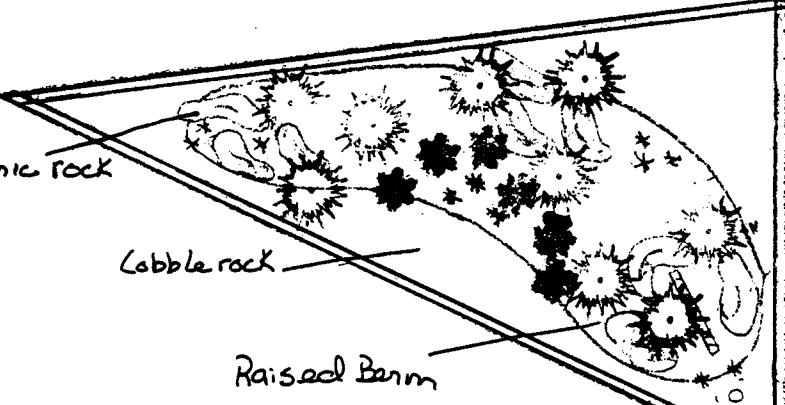
Yucca

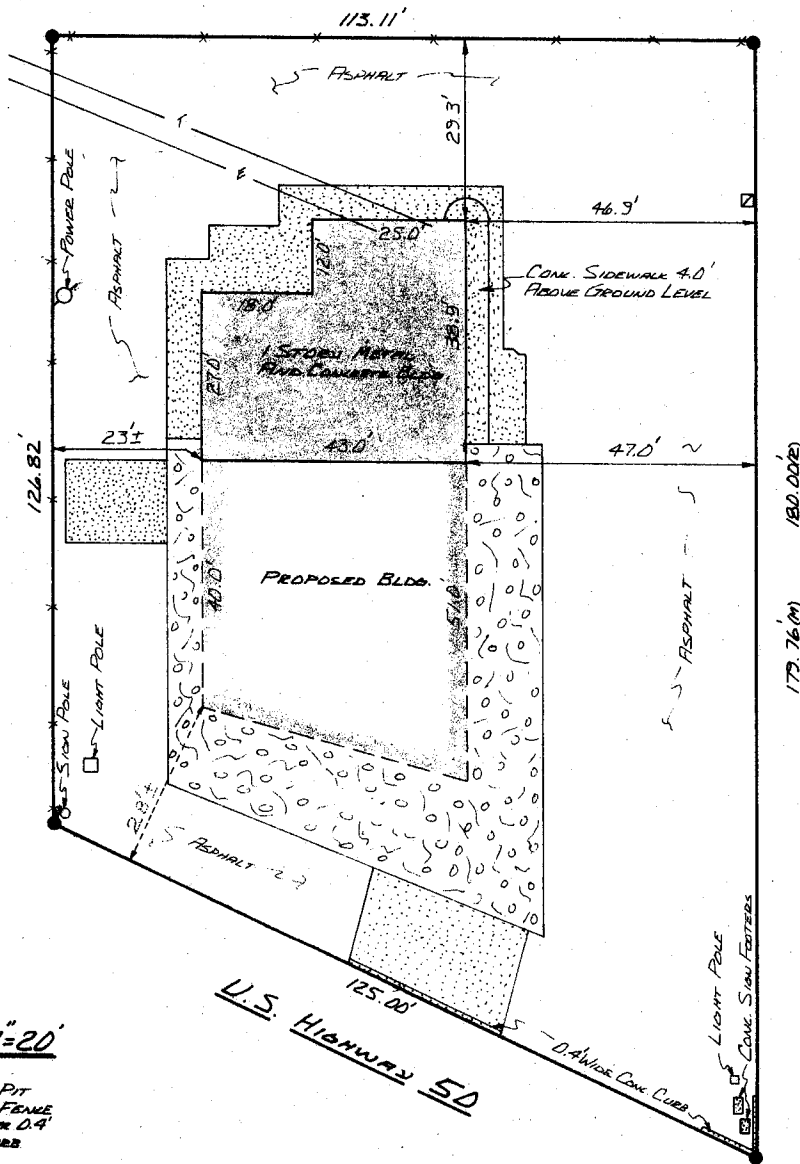
Boulder (Large)

Volcanic rock

Cobble rock

Raised Berm





SCALE 1"=20'

● FOUND PIN
 □ WATER METER PIT
 * CHAIN LINK FENCE
 CENTERED OVER 0.4'
 CONCRETE CURB

IMPROVEMENT LOCATION CERTIFICATE

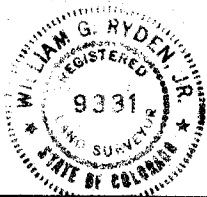
Legal Description: 2674 Highway 50, a parcel of land in Orchard Mesa Heights, including all of Lots 1, 2, 3, 4 and 5 and parts of Lots 6, 7 and 8 in Block 24, EXCEPT the East 30 feet thereof, and a part of vacated Rubideau Street, which parcel is more particularly described as follows:

Beginning at a point which bears 23.35 feet North and North 64° 49' West 33.15 feet from the Southeast corner of the NW¼ NE¼ of Section 26, Township 1 South, Range 1 West of the Ute Meridian; thence North 64° 49' West 125.0 feet along the Northerly right of way line of U. S. Highway 50, thence North 126.82 feet to a point which is 33.11 feet West of the Northwest corner of Lot 1 in Block 24 of Orchard Mesa Heights, thence East 113.11 feet, thence South 180.0 feet to the point of beginning,

Mesa County, Colorado.

I hereby certify that this improvement location certificate was prepared for Keystone Builders, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, 1 July 1980, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



William G. Ryden, Jr.
 Registered Land Surveyor LS 9331
 Colorado West Surveying Company
 835 Colorado Avenue
 Grand Junction, Colorado 81501

S.K.

REVIEW SHEET SUMMARY

FILE # 10-80

DATE SENT TO REVIEW AGENCIES 2-5-80

TYPE DEVELOPMENT IN H.O. - ADMINO INVESTMENTS DATE DUE 2-15-80

LOCATION: NW corner of Hwy. 50 and Linden

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2-15-80	CITY UTILITIES	None.
2-15-80	MAPPING	No comment.
2-15-80	CITY ENGINEER	Additional right of way is needed on Linden to accommodate a 55 ft. standard street. Also a 20 ft. radius in the right of way at the corner is advised to accommodate the future improved intersection. Power of attorney for curb, gutter and sidewalk on both Linden and Hwy. 50 should be granted.
2-15-80	CITY TRANS. ENG	No comment.
2-15-80	PUBLIC SERVICE	Gas: no objection. Have existing gas service in this building. Any change or reroute of service to be done at customers expense. Electric: No objections.
2-22-80	PARKS & RECREATION	Rocks should not be within 30' of the traveled lane of State Highway 50
2-19-80	O.M. DRAINAGE	No exceptions.
2-19-80	O.M. IRRIGATION	No exceptions.
2-19-80	CITY FIRE	This office has no objections to this use as long as fire protection is brought up to city code. Hydrants should be no less than 300' apart on an 8" minimum looped system. No more than one hydrant on a dead end line. It is possible that installation of one fire hydrant may be required. If underground or above ground tanks are still in existence on this property, they must be either removed or abandoned in a manner approved by the Fire chief and building department.

DESIGN & DEVELOPMENT PLANNER

No objection to the proposal, with the following considerations:

- 1) Additional ROW is necessary on Linden (55 ft. standard street requirement), which will require some changes on the site plan.
- 2) Aisle dimensions should be indicated on site plan. Handicapped space should be wider than 9 ft.
- 3) Additional plantings along building would add to the aesthetics of the site and complement the landscaped berm proposed for the corner) as well as provide additional drainage, especially important if the site is blacktopped.
- 4) There should be concern for height of berm and plantings proposed on corner regarding site distance.
- 5) Signage will be specifically addressed at time permit is obtained.
- 6) Indicate areas for trash containers on site plan.
- 7) Indicate color and materials to be used for building.

The petitioner should meet with staff regarding aforementioned changes before City Council hearing.

STAFF RECOMMENDATION

Recommend approval of the proposed development with the following to be addressed before the time the item is heard before City Council: 1) Additional ROW to bring Linden up to City Street Standards of 55 ft. Also allow for 20' radius in ROW at corner.
2) Meet with staff regarding Design & Development planner comments.

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

February 29, 1980

Admineo Investments Co.
dba Bumper to Bumper Auto Parts
N.W. corner of Highway 50 & Linden

Dear Sir:

On February 26, 1980 the Grand Junction Planning Commission voted to recommend approval of your petition for Development in H.O. - Auto Part Store - with the following stipulations:

1. Power of Attorney for right of way on Linden must be submitted
2. Staff and review sheet comments must be addressed before City Council Hearing.

This petition has been scheduled for City Council hearing on March 19, 1980 at 7:30 p.m. Please be present or have a representative in attendance. Failure to do so will constitute the item being deleted from the agenda.

Sincerely,

Sue Drissel

Sue Drissel
Planning Tech. I

cc file #10-80

Jim Laberta
Bob Langdon
Jack Cambell
C.D. Thomas
P.O. Box 5885
Denver, Co

NO. #10-80

ZONING VIOLATION REPORT

DATE 2/18/82

OCCUPANT Bumper-to-Bumper ADDRESS NW Cor. Hwy 50 + Linden

OWNER Auto Parts
Jim Labedew, owner (+ others) ADDRESS _____

PHONE _____ DIRECTIONS _____

REFERRED BY Bob + Alex DATE _____

VIOLATION lack of landscaping CODE _____

COMPLAINANT _____ ADDRESS _____

Kent Evans, Keystone Builders - builder + developer
245-1864

Admiral Investments Co.

3/2 - Ron Rish
27 1/2 ft. from centerline of Linden to curbing
20 ft. radius
Highway 50 - just line up w/ existing edge of property
Developer should submit curbing plan to Ron for approval

5/14 Kent Evans - extended deadline 30 days to June 26

6/15 Kent Evans - came in; wondered if they would have to move sign + other pedestals now in the R.O.W (outside of 20' radius)

6/17 Ron Rish - yes, they will have to move all of that

6/23 Kent Evans came in; I told him that light sign post base would have to be moved out of the R.O.W.

7/15 Kirk + Kent + I visited site - discussed size of landscaped area.

7/23 final site inspection - finished



Keystone Custom Builders
 Custom Homes - Commercial - Remodeling
 Kent E. Evans
 245-1864
 2103 E Road
 Grand Junction, CO 81503

10 - 80

Adminco Investments co.
dba Bumper to Bumper Auto Parts
location; Highway 50 & Linden

Letter of transmittance to;
Developer & Builder;
Keystone Custom Builders
Kent C. Evans owner
2303 E. Rd.
city

IN REGARD TO AGENCY COMMENTS

City Engineer;

Power of attorney for 2½ ft. right of way and the 20 ft. radius will be submitted with building permit application.

Parks & Recreation;

Rocks will not be placed within 50 ft. of the highway.

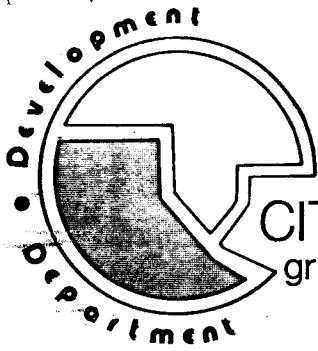
City Fire;

There is a hydrant within 300 ft. of proposed building and the under ground storage tanks have been removed.

DESIGN AND DEVELOPMENT PLANNER COMMENTS

1. There is still ample room for additional ROW with the 2½ ft. right of way given the city.
2. Aisle dimensions and the handicapped parking area will meet requirements of the city planning dept.
3. Parking area is already blacktopped with the only exception being the planting area on the southeast corner.
4. Plantings will not exceed the 2½ ft. standard.
5. Signage will be addressed at time of application.
6. Trash area will be designated on plans.
7. Colors of new building will be furnished on plans.

Kent C. Evans
dba Keystone Builders



CITY - COUNTY PLANNING

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

(303) 244-1628

CERTIFIED RETURN RECEIPT
P321722415

February 24, 1982

Mr. Kent C. Evans
Keystone Custom Builders
2303 E. Road
Grand Junction, CO 81501

RE: Bumper to Bumper Auto Parts, File #10-80

Dear Mr. Evans:

I have been unable to contact you by phone, so will bring this matter to your attention by means of this letter.

A recent site check revealed that no landscaping was ever done as part of the above referenced development project. Specifically, there was to have been a low, bermed planting area on the corner of Linden and Highway 50, and some plantings along the building as well. Also, was a handicapped parking space so designated? I could not tell, because the parking area striping has all but disappeared. I have enclosed several copies of documents from our file that verify these requirements.

We would appreciate your informing us as promptly as possible of your plans to complete the required work on this property. Please contact me by phone or letter. Thank you.

The building itself is attractive, and landscaping would further enhance the site as well as the Highway 50 corridor. Your cooperation is appreciated.

Sincerely,

Lance R. Williams
Subdivision Enforcement Officer

xc: Alex Candelaria
Bob Golden

Enclosures



CITY - COUNTY PLANNING

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

(303) 244-1628

March 26, 1982

CERTIFIED RETURN RECEIPT
P321722432

Mr. Kent C. Evans
Keystone Custom Builders
2303 E Road
Grand Junction, CO 81503

Re: Bumper to Bumper Auto Parts (File #10-80)

Dear Kent:

The City Engineer and I got together and discussed the location of the landscaped corner in relation to Linden Street and Highway 50, as per your request. What we came up with was no different from what was required and agreed upon all along. To make it easier for you, our draftsman simply enlarged portions of your original plot plan and combined that with the landscape plan that was in our file. We enclose this new plan for your use.

You should plan on wrapping the corner with 6" curbing laid over the existing pavement. If placed according to the plan, the curbing will come up to the edge of the R.O.W. and should never have to be disturbed at the time road improvements are done. Keep the berm low. The trees and shrubs used should also be low profile types (as they are on the plan). The State Highway Department requires that any boulders used be 150 lbs. or less in weight.

Please complete the landscaping within 60 days of the receipt of this letter. If you have any questions, feel free to call me at 244-1628 or come into the office.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LRW/mm

Enc.

July 6, 1982

Mr. Kent C. Evans
2303 E Road
Grand Junction, Colorado 81503

Re: Landscaping - Bumper to Bumper Auto Parts
Store No. 2675

Dear Mr. Evans:

It has come to my attention that the owner of Bumper to Bumper Auto Parts Store at 2675 Highway 50 has not completed the landscaping as required by the City of Grand Junction at the time of approval of the development. As our contact person, please inform the owner of the property that the deficiency must be rectified promptly.

We are willing to extend the deadline to July 28, 1982, but if all work is not completed satisfactorily by that date, we will be forced to initiate legal proceedings.

Thank you very much for your cooperation and attention to this request.

Sincerely,

BH:jc

Bourtai Hargrove
Assistant City Attorney

c.c. Lance Williams ✓
Planning Department



CITY - COUNTY PLANNING

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

(303) 244-1628

July 30, 1982

Mr. Kent Evans
2303 E Road
Grand Junction, CO 81503

RE: Bumper-to-Bumper landscaping (File 10-80)

Dear Kent:

As a representative of the City, I would like to thank you for your cooperation in seeing through the landscaping project at Bumper-to-Bumper. I think everyone would agree that it greatly enhances the corner of Linden and Highway 50.

I trust that the owner of the property recognizes his responsibility to maintain the landscaped area, and has so instructed his employees.

Thanks again.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LW/vw

xc: Mr. Jim Labertew, Bumper-to-Bumper



CITY - COUNTY PLANNING

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

(303) 244-1628

July 7, 1983

CERTIFIED RETURN RECEIPT
#P 201 478 755

Mr. John Martin
Bumper to Bumper Auto Parts
2674 Hwy. 50 South
Grand Junction, CO 81503

RE: Maintenance of Landscaping (File #~~16~~¹⁰-80)

Dear Mr. Martin:

Nearly two months ago I spoke with you concerning the need to maintain the landscaping, which was required under the approval of Highway Oriented Zoning for your store and by the Building Permit. At present, the Mugho Pine is dead and there are many weeds. I also question if the plants are being watered adequately.

We will expect these conditions to be remedied within 10 days of the date of this letter, and that you will make provisions for on-going care of the landscaping. If a site inspection by this Department after 10 days reveals an unsatisfactory appearance, steps will be taken to revoke the Certificate of Occupancy for the store.

Your prompt attention to this matter will be appreciated.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LRW/sw

xc: Building Dept.

2 spaces for parking

2 spaces for parking

TREE GALLERY
LANDSCAPING

9 Spaces
for
Parking

16

Ramp



Mugno Pine Dwarf



Tam Juniper



Creeping Juniper



Yucca



Boulder (Large)

Volcanic rock

Lobble rock

Raised Berm

