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File 1980-0057
Date 8/29/01

Project Name: 555 & 557 Hwy 50 – South – Storage & Car Wash-Final

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
X	X	*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
		*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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	X	Memo from Janet Stephens to Mike Sutherland re: residential structure being used for business – 11/7 83
X	X	Review Sheet Summary	X	X	Certified letter from to alert occupant of violation of zoning – 11/2/83
X	X	Letter from James Patterson to Norm Jones re: sewer system easements – 8/25/80	X		Letter from Robert Ziems to Janet Stephens re: operation of machine repair business as home occupation – 11/30/83
X	X	Letter from James Paterson to Fairway Sewer District re: City personnel advised not to provide any improvements – 1/23/80	X	X	Letter as verification that the 2 bedroom house at 557 Highway 50 South has been used for residential rental – 11/30/83
X		Deed	X		Handwritten notes to file
X		Preliminary and Final Application	X		Landscape Plan
X	X	Supplemental Information	X		Grading & Drainage Plan
X	X	Elevation Map	X	X	Site Plan (to be scanned)
X	X	Resume of Improvements	X		Memo to file re: a phone call stating that the address of 557 Hwy 50 South is under a second mortgage and 555 is owned by Walter Weymeyer – 9/15/80
X		Division of Highways State of CO Application for Driveway Permit	X	X	Floor Plan

REVIEW SHEET SUMMARY

FILE# 57-80

ITEM DEVELOPMENT in H.O.-STORAGE & CAR
WASH-FINAL

DATE SENT TO REVIEW DEPT. 8-06-80

DATE DUE 8-18-80

PETITIONER Norman & Kay Jones

LOCATION 555 & 557 Hwy 50, South

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8-12-80	MT. BELL	No objection. This does not constitute an agreement to re-locate poles, cables, wires, etc. The petitioner will need to make arrangements with the utility companies involved.
8-12-80	FLOODPLAIN	Not in floodplain.
8-13-80	CITY UTIL	If there is no existing easement for the sanitary sewer line between Highway 6 & 50 and the back property line, one should be provided.
8-13-80	O.M. SEWER	This is not in OMSD area. I think this would be under Fairway Sewer Dist.
8-13-80	O.M. IRRIG.	No exceptions.
8-18-80	TRANSP. ENG.	Because of the narrow aisle and drive spacings (15' in parcel #1, 18' between parcel #1 & #2, and 17' in parcel #3), maneuvering in, out, and around these buildings would be difficult in anything other than compact cars.
8-18-80	CITY FIRE	No fire protection shown. Please show existing fire hydrants and line size. Additional fire hydrant may be required. All fire lane access must be 20 feet. Water flow and hydrant agreement must be done before building permit.
8-21-80	PUBLIC SERVICE	Gas: No objection Electric: No objection. Application for service and for relocation of power pole shown on sketch should be made as soon as possible.

STAFF RECOMMENDATION

1. Recommend that exterior of proposed structures next to adjacent properties facing Hwy 6 & 50 receive an acceptable design treatment so as not to present a monotonous appearance.
2. What will area entitled "Manager" on site plan be? If an office, should show dimensions and square footage.
3. As lot 1 will have no access as proposed, a common access should be incorporated into design to insure future access.
Recommend approval as per comments.

8-18-80	CITY ENG.	A portion of the sanitary sewer appears to not be in an easement. If so, the easement should be extended. Does the sewer bend without a manhole? One should be provided for cleaning and other maintenance. The waterline size is not shown. A permit from Colorado Division of Highways will be necessary for the driveways. The building at the center of the easterly group seems close to the street so as to possibly hinder vehicle maneuvers from the highway. (Lateral clearances at the building corners seem tight.) Some control of storm drainage along the west property line to prevent increased flows onto The Prospector Motel seems appropriate. Sheet flow into the cemetery seems reasonable so long as erosion does not occur.
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8-27-80 PARKS & REC. None

8-26-80/GJPC/SIMONETTI/SCHOENBECK PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF DEVELOPMENT IN H.O. - FINAL PLAN, SUBJECT TO STAFF RECOMMENDATIONS, LANDSCAPING PLAN, AND ZERO LOT LINE DESIGN SUBJECT TO STAFF APPROVAL OF FACADE DESIGN.

Acres 1.2
Units 3 LOTS
Density _____

CITY ACTION SHEET

File # 57-80
Zone H.O.

Activity DEV. IN H.O.
Phase FINAL
Date Submitted 8/11/80
Date Mailed Out 8/16/80
Date Posted 8/15/80
Legal Ad Date _____
Date Neighbors Notified--
 Planning Commission 8-19-80

Date Neighbors Notified--
 City Council _____
Date CIC Legal Ad _____
Hearing Date--
 Planning Commission 8/26/80
Hearing Date--
 City Council _____
10 Review Period-Return By 8/18/80

Review Agencies

Send

____ COUNTY ROAD DEPARTMENT
 MOUNTAIN BELL
 PUBLIC SERVICE COMPANY
 FIRE
 IRRIGATION O.M.
 DRAINAGE O.M.
 SEWER O.M.
____ WATER (UTE, CLIFTON)
 FLOODPLAIN
 CITY ENGINEER

CITY UTILITIES
 CITY POLICE
 TRANSPORTATION ENGINEER
 PARKS AND RECREATION
 ENERGY OFFICE
 TECH REVIEW
 WATER AND POWER RESOURCES
 St. Henry Dept.

Common Location 5555 & 5557 Hwy 50

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>SPR</u>	<u>8/26/80</u>	<u>Approved - Subject to recommendations, landscaping plan & zero lot line design. Subject to staff approval.</u>
<u>CIC</u>	<u>9/17/80</u>	<u>Approved - Subject to P.C.</u>

Staff Comments

Original Documents
____ Improvement Agreement
____ Improvement Guarantee
____ Covenants
____ Development Schedule

Catholic Cemetary
City of Grand Junction

Donald J. & Nina May Woodruff
651 Highway 50 South
Grand Junction, Colo, 81503

William D. & Beatrice A. Waldon
649 - 26 Road
Grand Junction, Colo 81503

James E. & Thomas E. Pinger
253 E. Parkview Dr.
Grand Junction, Colo 81503

Helen M. Pinger
548 Highway 50 South
Grand Junction, Colo 81503

Joseph & I. M. Perry
546 Highway 50 South
Grand Junction, Colo 81503

Maurice G & Rosemary Boyer
547 Highway 50 South
Grand Junction, Colo 81503

The above is per Assessor' Tax Rolls dated July 8, 1980

RESUME OF IMPROVEMENTS

BUILDINGS- All structures will be constructed of tilt-up pre-cast WAFFLE-CRETE with an exposed aggregate finish. The Mini-Storage lockers will be 8 feet 8 inches in height and the Car Wash will be 12 feet 8 inches in height.

LANDSCAPING- The 15 to 25 feet of setback (see Plat) along the front, between the structures and the Highway, landscaping will consist of this area covered with washed, sized gravel over black plastic. Plantings in this area will be 2 large conical Arborvitae which are currently in place and the addition of spreading low profile Junipers (see Plat).

SUPPLEMENTAL INFORMATION

- 1) All structures will be flat roofed precast concrete, tilt-up construction. The precast panels for the construction will have an exposed aggregate and/or colored cement finish. This form of construction requires no painting or other maintenance and will have as good of an appearance 20 years from now as the day of completion.
- 2) The planned landscaping will be gravel ground cover over black plastic, with plantings of conical Arborvitae of an approximate height of 8 feet, currently on the property and spreading Juniper or Russian Olive as is required for traffic visibility at the access points.
- 3) Completion of development is planned as follows:
 - PARCEL #1- October 1, 1985
 - PARCEL #2- June 1, 1981 / Earlier, weather permitting.
 - PARCEL #3- June 1, 1981

- 4) Current and proposed use of property:
 - PARCEL #1- Current- The Triangle Motel was moved to this site from further East on Highway 50 several years ago. Some 4 years ago it was converted to monthly residential rental apartments. There are 5-2 room and 1-1 room apartments being used as such.

Proposed- Removal of present buildings and erection of 8000 square feet of Mini Storage Lockers.

- PARCEL #2- Current- A vacant lot.

Proposed- Construction and operation of a 5 bay car wash, with one being open to provide for washing large trucks, campers and trailers.

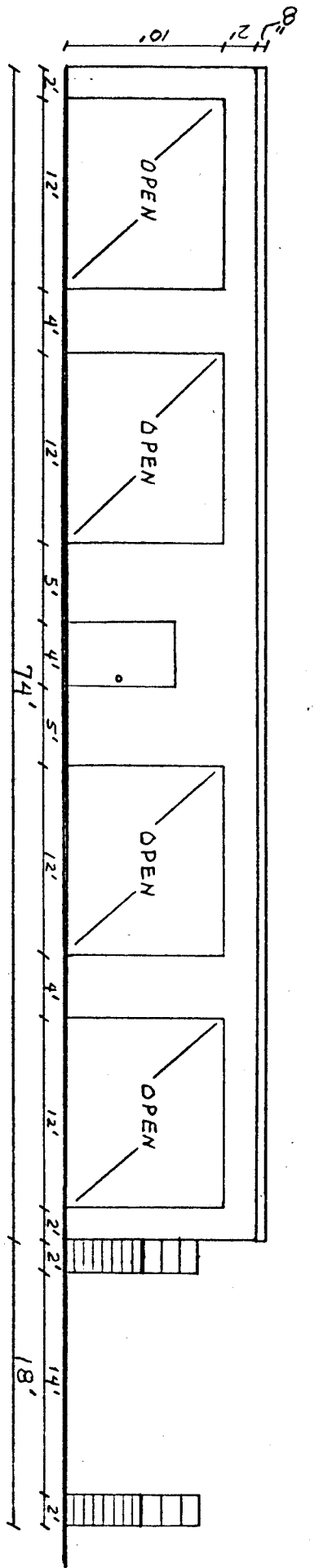
- PARCEL #3- Current- A small single family residence being used as a rental house.

Proposed- Removal of present building to another site, and upgrade to current code for resale. Then erect 4100 square feet of Mini Storage Lockers.

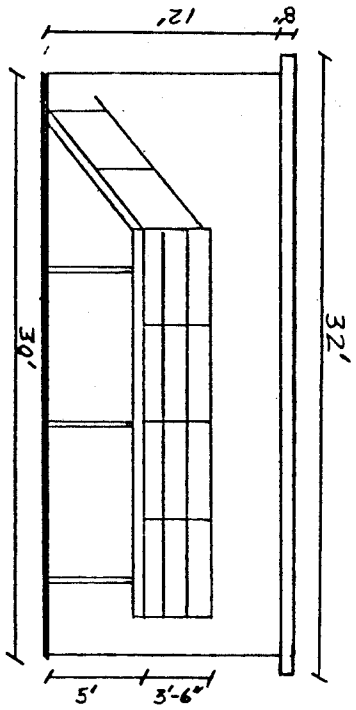
- 5) Proposed Lot coverage is as follows:
 - PARCEL #1- 8000 sq. ft. on 23,450 sq. ft land for 34.11%
 - PARCEL #2- 2220 sq. ft. on 19,500 sq. ft. land for 11.38%
 - PARCEL #3- 4100 sq. ft. on 8962.5 sq. ft. land for 45.74%

The overall coverage of all 3 parcels is 14,320 square feet of building on 51,912.5 square feet of land for a coverage of 27.58%.

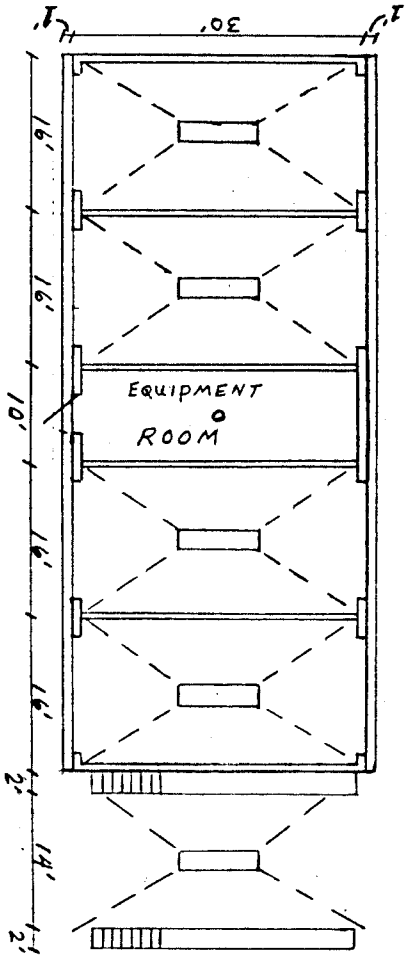
- 6) Parcel #1 currently has a sign on it which would be reduced by approximately 3 feet in height. The new proposed sign, see attached.



FRONT ELEVATION 1"=10'



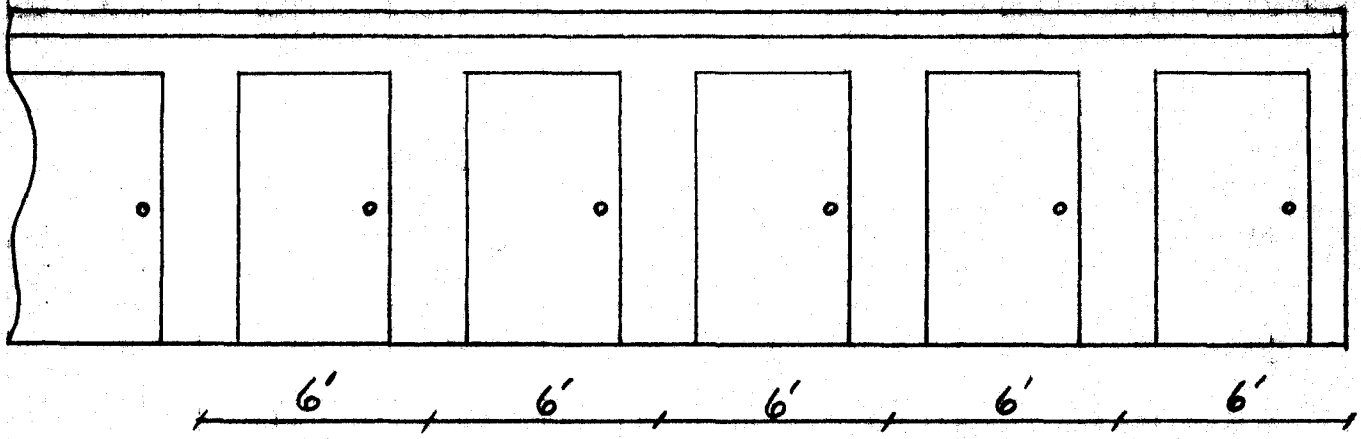
RIGHT SIDE ELEVATION 1"=10'



FLOOR PLAN 1"=20'

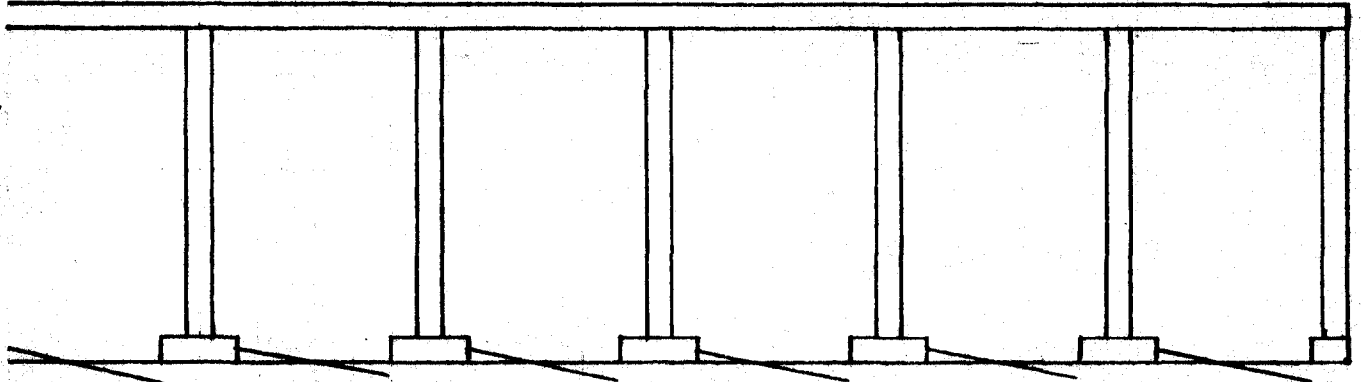
NOR-K CARWASH
WAFFLE-CRETE BLDG.

ELEVATION



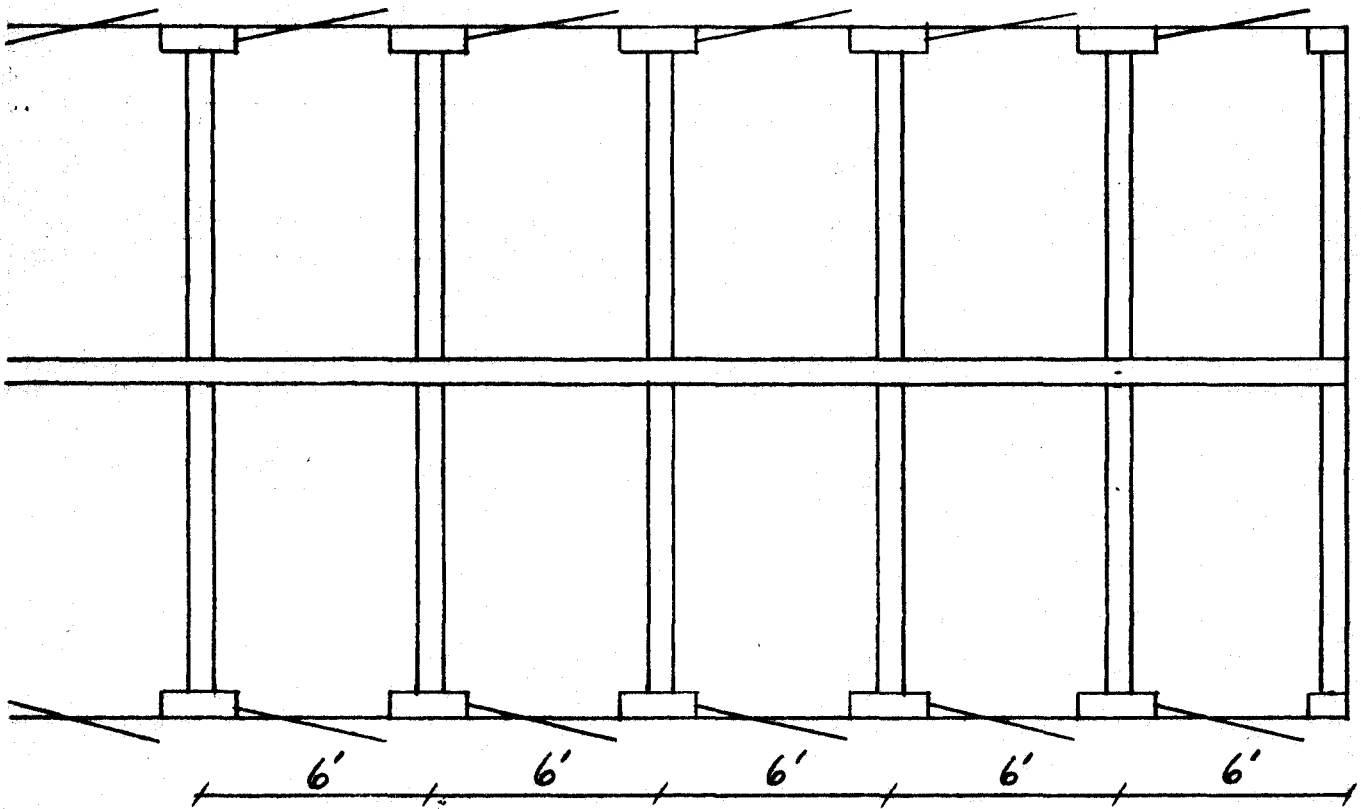
8'
8'
8'8"

FLOOR PLAN SINGLE ROW



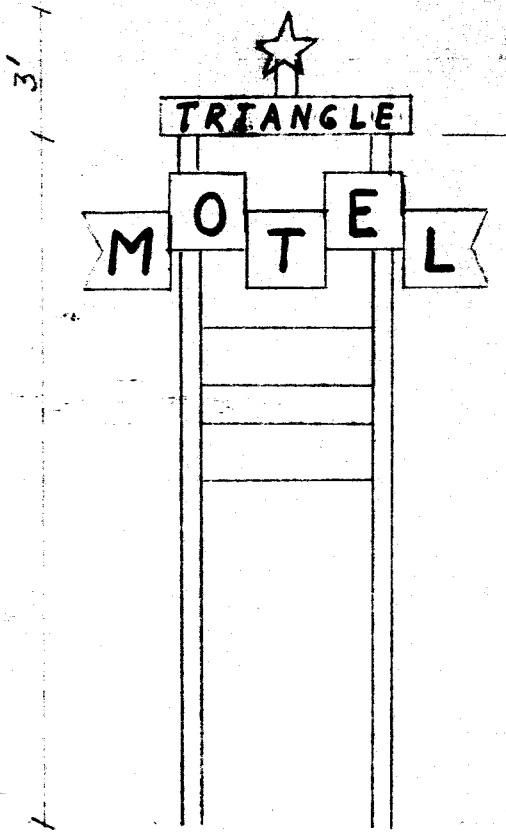
8"
8'
9'4"

FLOOR PLAN DOUBLE ROW

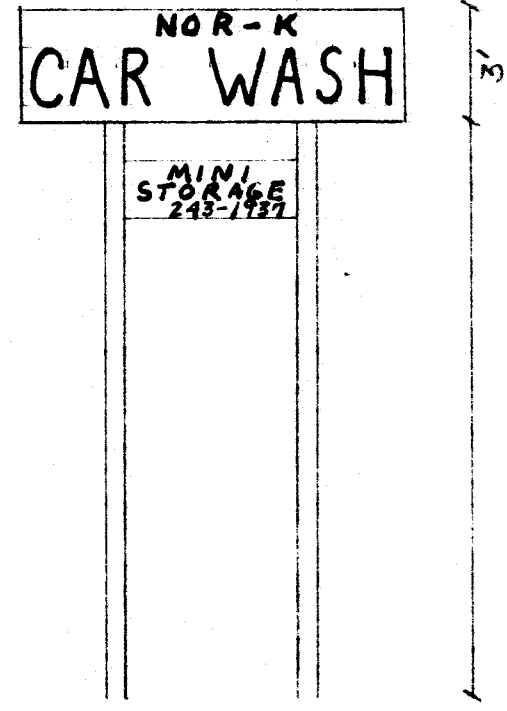


8"
8'
8'
8'
8'
18'

STORAGE LOCKERS FOR
555 & 557 HIGHWAY 50
Scale 1" = 5'



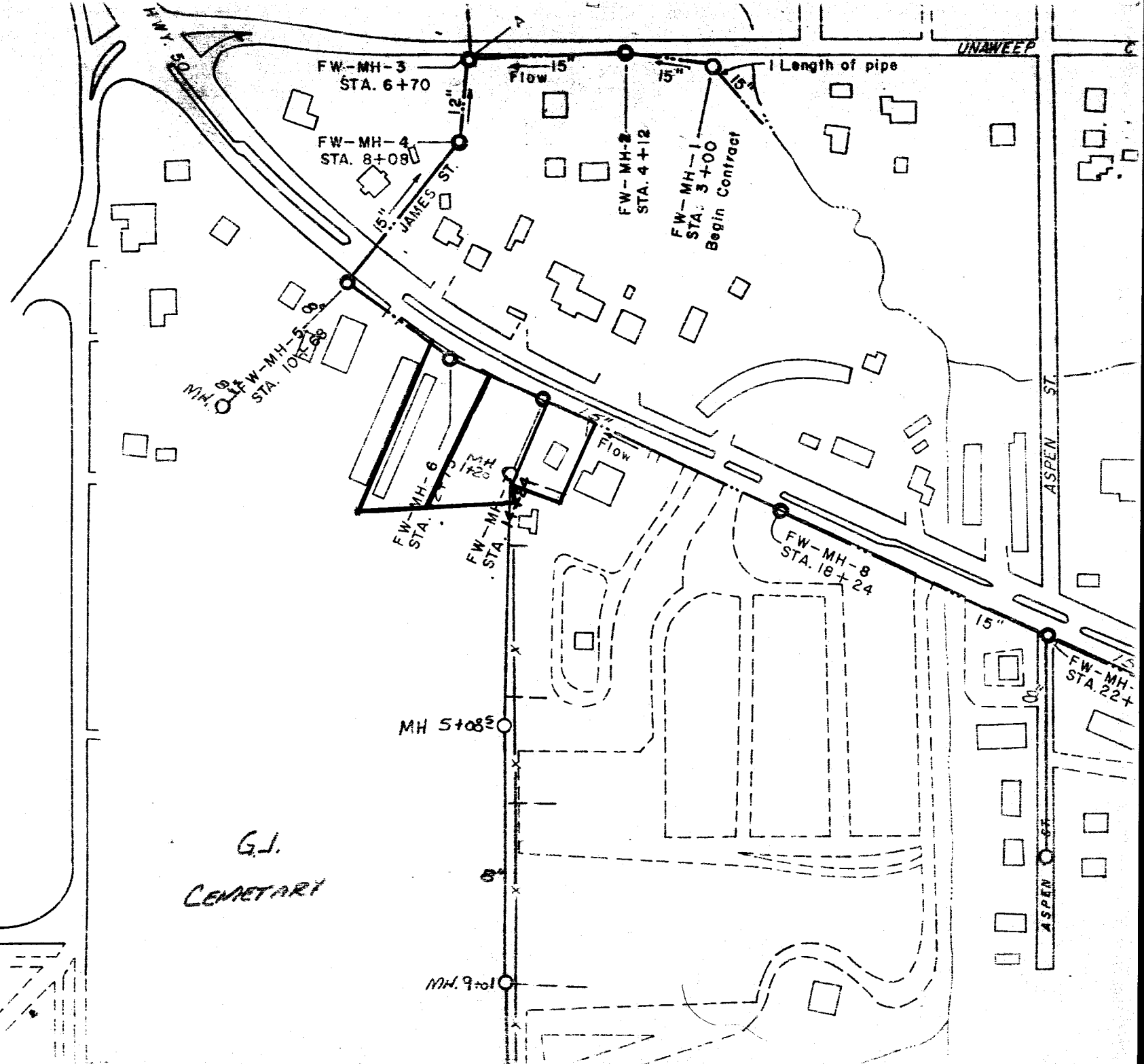
CURRENT SIGN



PROPOSED SIGN

LEGEND

- Primary Roads ————
- Secondary Roads - - - - -
- Drainage ————
- Water Lines ————
- Buildings [Symbol]





City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

January 23, 1980

Fairway Sewer District
c/o Mr. Glenn H. Sweigart
545 U.S. Highway 50
Grand Junction, CO 81503

Dear Mr. Sweigart:

Previously we have had the understanding that the purpose of the Fairway Sewer District had been accomplished in providing a sewage collection system, and that the system had been turned over to the City and made a part of the City system. Apparently this is not the case in that the District is still involved in selling taps and making improvements to the system.

I will instruct our personnel not to provide any operation and maintenance activities nor be involved with any improvements or additional tap arrangements until such time as the Fairway sewer system is turned over to and becomes a part of the City system.

The Fairway District should submit the appropriate plant investment fee to the City for any additional taps that the District sells on the system.

Yours truly,

James E. Patterson, Jr.
Utilities Director

JEP/hm

cc - Gerald Ashby
Malcolm McGregor ✓
Ralph Sterry
Ron Rish



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

August 25, 1980

Mr. Norm Jones
P. O. Box 3444
Grand Junction, CO 81502

Dear Mr. Jones:

At this time the City of Grand Junction does not own nor maintain the sewage system installed by the Fairway Sewer District. Easements are not required in the name of the City at this time. It is up to the District to determine if easements are needed in the name of the District for maintenance purposes.

If in the future it is the desire of the District to turn the system over to the City for ownership and maintenance, then easements in the name of the City must be provided for any sewer lines located outside of dedicated rights of way.

Enclosed is a copy of a letter that I wrote to the District on January 23, 1980.

Yours truly,

James E. Patterson, Jr.
Utilities Director

JEP/hm

Enclosure

cc - City-County Planning Department (Re: Item #57-80) ✓

City
County
Development
Department

MEMORANDUM

Reply Requested

Date: 11-7-83

YES NO

To: Mike Sutherland

From: Janet C. Stephens

Mike, 11-16-83 - left request to call
It was brought to my attention ^{Janet}
that 557 Highway 50 South is operating
as Selective Business Products.

It is a residential-type structure.
The neighbors did not receive notice
of hearing. It apparently opened
recently. I don't have anything
on file.

Please investigate and let me
know the outcome.

Thanks,
JCS



CITY - COUNTY PLANNING

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

(303) 244-1628

November 22, 1983

CERTIFIED RETURN RECEIPT
P 462 984 246

Mr. Bob Ziems
Selective Business Services
557 Highway 50 South
Grand Junction, CO 81501

RE: 557 Highway 50 South - Selective Business Services

This letter is to confirm our pre-application conference of November 21, 1983 regarding the operation of your business, Selective Business Services, in an area zoned "Highway-Oriented".

The zoning requires that you complete the Development in H.O. planning process per our discussion. It is our understanding that you opened the business approximately one month ago, unaware that this zoning required a review process.

You will be allowed to continue operations under the following conditions and with the understanding:

- In order to fulfill the intent of the planning process, a complete Development in H.O. application must be submitted to this office prior to 5:00 p.m. December 1, 1983. In a highway-oriented zone, a development is not a use by right. The petitioner must complete the process for review of the impacts generated by the use.
- If the adjacent property owners should register complaints with this Department, then the operation must cease, until such time as the planning process has been completed and a decision rendered.
- The decision of the City Council at the end of the eight week Development in H.O. process will allow the business, allow the business with certain conditions or deny the petition.

A "Cease and Desist" order has not been issued. Should the above conditions/understanding not be adhered to, then it will become necessary for this office to take further action.

Letter to Bob Ziems
November 22, 1983
Page 2

Thank you for your prompt response to our inquiry into this matter. I urge that we continue to cooperate and work to resolve any concerns that may be brought forth by the review agencies.

Please contact me at 244-1628 should you have further questions regarding submittal packet preparation.

Sincerely,

Janet C. - Stephens

Janet C.-Stephens
City Planner

JC.-S/sw

xc: File #57-80

SELECTIVE BUSINESS PRODUCTS
557 HWY 50
GRAND JUNCTION, CO 81503

Att: Janet C Stephens.
Grand Jct Planning Commission
559 White
Grand Jct, CO 81501

Dear Janet,

As we discussed on 11/21/83, this letter is to inform you of how I am going to operate my Machine repair business.

The business is to be operated as a home occupation, conforming to the rules & regulations set forth by Grand Junction City Planning Commission.

This business operates almost exclusively in the customers office. There is little or no traffic at 557 Hwy 50.

The business portion of the home shall not exceed 25% of total space and will be confined with in the dwelling unit.

There shall be no signs or other advertizing on the property, at any time.

I will be the only resident at this address and at no time will another employee of this business reside at this address.

Thank You for your cooperation.



Robert Ziems.

RECEIVED
NOV 30 1983
COMM - ECONOMIC
PLANNING COMMISSION

November 30, 1983

To whom it May Concern:

This is to verify that the 2 Bedroom House located at 557 Hwy 50 South has been used as a residence continuously for over the 3 years that I have owned it. This occupancy has only been interrupted between renters, this last time for about 3 months prior to Robert Ziemke renting it.

Harmon R. Jones
Owner of Record.

RECEIVED
NOV 30 1983
COUNTY CLERK
PLATTENBURG, MISSOURI