

IMPACT STATEMENT

- A. 1. Description of Proposal:
Ambulance Transport Company to be used for transportation of Non-emergent Nursing Home, Hospital, Private Resident Patients to and from these locations.
In rare cases of critical patients during transport to Hospital or upon Hospital's Request, we may need to transport under emergent status.
Company size will consist of two ambulances. One full-time for 24 hour service and the second for stand-by.
Employee's will be two full-time from hours of 8:00 A.M. to 5:00 P.M. and two employees on pagers from 5:00 P.M. to 8:00 A.M.
2. Location:
1425 Motor Street
Grand Junction, Colorado 81501
West Garage bay entrance.
3. Surrounding Businesses:
Alignment Shop, Transmission Shop, Auto Mechanic Shop, Automobile Dealer and several other similar businesses.
- B. 1. Schools:
There are no schools within the area of the business.
2. Sewer and water usage:
This will be limited to daily personal use.
3. Traffic:
This will consist of leaving and entering base office approximately 10 times per day. There should be very little customer traffic and no emergent runs out of the Base office. Surrounding business traffic is routine throughout day and our business should not interfere with this.
4. Police and Fire Protection:
This business should not create any abnormal use of Fire or Police Departments.
5. Fiscal Impacts:
Any impact on area should be minimal and expansion of business will be in area of transporting of Grand Junction Fire Department Rescue Squad - Patients. This expansion cannot take place at this Base office due to lack of 24 hour living facilities. At which time this expansion should occur, relocation of business will be necessary.
6. Existing goals for the company is to provide the Grand Junction community with a dependable, qualified Ambulance Transport Service.



Robert P. Bowling

- I. Landscaping- Not necessary do to business surrounding consist of parking area.

2. Traffic circulation plan- Business is located at 1425 Motor street. Excess from south will be highway 6-50 to frontage road to Motor st. Excess from north will be First st. to Independent ave. to Motor st.

3. Development Schedule- If location is accepted by the City Planning Dept. Opening date should be within 1 to 60 days of acceptance date.

4. Evidence of title.- Business building will rented from. Jim O'Neal 1138- Sundial rd. Grand Junction, CO.
Lots-5,6,7, Block I Motor City Division

5. Improvements agreement.-Because of the type of business and use of existing building their should not be improvements necessary.

Robert Bowling
Applicant
P.O.Box 89
Mesa, Colorado 81643
#30-82

Leroy Cartwright
1425 Motor Street #4
Grand Junction, Colorado
81501 #30-82

McCall Service Center
1359 Motor Street
Grand Junction, Colorado
81501
#30-82

Ernie Trujillo
1425 Motor Street
Grand Junction, Colo
81501
#30-82

Monte McCall
1405 Motor Street #2
Grand Junction, Colorado
81501
#30-82

Grand Mesa Marine
1420 Motor Street
Grand Junction, Colorado
81501
#30-82

Gene Lohman
1441 Motor Street
Grand Junction, Colorado
81501 #30-82

Motor City
Box 3985
1405 Motor Street #1
Grand Junction, Colorado
81501 #30-82

March 30, 1982

Mr. Robert P. Bowling
P.O. Box 3465
Grand Junction, Co 81502

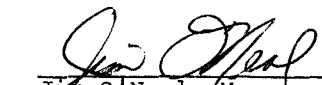
Dear Mr. Bowling:

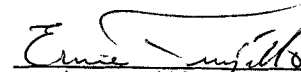
This letter will serve as our offer to enter into a Sub-lease agreement for Unit 6, also known as 1425 Motor Street, covered under a Lease dated April 1, 1982.

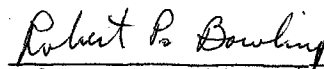
1. AREA: Approximately 788 square feet being the westerly portion of a 2,250 square foot building.
2. TERM: This Sub-lease shall become effective on May 1, 1982 and continue for a term of 11 months ending March 31, 1983 unless sooner terminated as hereinafter provided. This Lease can be unilaterally terminated by the Sub-lessee without penalty upon giving ninety (90) days written notice of intent to cancel.
3. USE: Ambulance Transport Company
4. RENTAL: \$440.00 per month due on the first day of each month.
5. TAXES AND FIRE INSURANCE: to be paid by Sub-lessor.
6. UTILITIES: Approximately 30% of the utilities to be paid by Sub-lessee.
7. Sub-lessee agrees to be bound by the terms of the Lease dated April 1, 1982 except for items covered in this agreement, and acknowledges having received a copy of said Lease.
8. Checks for rental shall be made payable to Ernie's Auto Repair, 1425 Motor Street, Grand Junction, Co. 81501.
9. Sub-lessee agrees to carry adequate public liability and property damage insurance.
10. Sub-lessor and Sub-lessee to agree upon and install a division door in the hall to separate the two areas.
11. Sub-lessee to pay Sub-lessor \$225.00 as earnest money to hold property for the month of April. If the Mesa County Planning Department declines Sub-lessee's application for use, then this agreement is of no effect and all monies paid are considered liquidated damages and held by Sub-lessor.

DOUBLE J. VENTURES

ERNIE'S AUTO REPAIR


Jim O'Neal, Manager
1138 Sundial Road
Grand Junction, Colo. 81501
Lessor


Ernie Trujillo
1425 Motor Street
Grand Junction, Colo. 81501
Sub-lessor


Robert P. Bowling
Sub-lessee

Acres _____

File No. #30-82

Units _____

special use

Zone C-2

Density _____

Tax Parcel Number _____

Activity Special Use Permit - Ambulance Transport Company

Phase _____

Common Location 1425 Motor Street

Date Submitted 4/1/82 Date Mailed Out 4/2/82 Date Posted _____

10 Day Review Period Return by 4/12/82 HCC Information Sent _____

Date Adjacent Property Owners Notified of MCPC/GJPC _____ Date Adjacent Property Owners Notified of HCC/CIC _____

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
<input checked="" type="checkbox"/> Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Road	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Health	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Surveyor	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input checked="" type="checkbox"/> Transportation Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input checked="" type="checkbox"/> City Engineer <u>2 sets</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> City Utilities	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> City Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input checked="" type="checkbox"/> City Police Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Sheriff	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Floodplain Administration	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Comprehensive Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> G.J. Dept. of Energy	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input checked="" type="checkbox"/> Fire	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Irrigation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Drainage	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Water (Ute, Clifton)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Sewer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> G.V. Rural Power	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Mountain Bell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Public Service (2 sets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Soil Conservation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> State Highway Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> State Geological	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> State Health Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Transamerica	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Water & Power Resources	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Mack, Mesa, Collbran, Palisade, Fruita, DeBevoise, G.J. Mesa Cnty.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> OTHER:	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

totals

BOARDS

BOARD	DATE	

STAFF

STAFF	

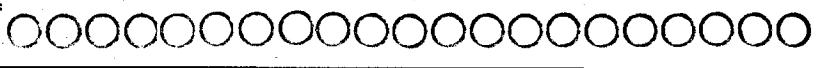
City County Development Department

Open Space Dedication (acreage) _____ 51 O. S. Fee Required \$ _____ Paid Receipt # _____

Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

Date Resolution Mailed _____

Pre-application Fee Receipt No. _____





CITY - COUNTY PLANNING

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

(303) 244-1628

CERTIFIED RETURN RECEIPT
P321722449

April 15, 1982

Mr. Robert P. Bowling
P.O. Box 89
Mesa, CO 81643

RE: Special Use Permit - Ambulance Transport Co.

Dear Mr. Bowling:

This letter is to confirm your Special Use Permit (File #30-82) for an Ambulance Transport Company located at 1425 Motor. Review sheets were sent out and no adverse comments were received. Your site plan is approved as shown. Parking should be striped and designated, as to not create any traffic hazard. Any signs will require a sign permit obtained through this department.

Any expansion of this use will require a re-review by this office. Based on your assurances given, this letter will be your Special Use Permit. If you have any questions, please contact this office at 244-1628.

Sincerely,

Bob Goldin
Senior City Planner

BG/vw

*11/4/83 site check - ambulance service no longer in building;
parking not striped. LKW*