Table of Contents

File_1	982-0030
Date_	6/11/02

Project Name: <u>1425 Motor Street - Special Use Permit</u>

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Р	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r e	c a	instances, not all entries designated to be scanned by the department are present in the file. There are also documents
s	n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
n	e	guide for the contents of each file.
t	d	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.
X		*Summary Sheet – Table of Contents
	x	Review Sheet Summary
X	-+	Application form
X		Review Sheets
	-	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 to adjacent property owners
		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	Review Sheet Summary
X		Review Sheets
		Impact Statement
X	X	Letter from Bob Goldin to Robert Bowling re: no adverse comments-4/15/82
X	v	Development Application – 3/2/682 Letter from Jim O'Neal to Robert Bowling re: sub-lease agreement – 3/30/82
X	- ^	Deed
X	X	Site Plan
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IMPACT STATEMENT

1. Description of Proposal: Ά. 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 fulltime 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. Β. 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.

Polut P Boulus Robert P. Bowling

- T. Landscaping- Not neccessary do to business surrounding consist of parking area.
- 2. Traffic circulation plan- Business is located at I425 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 I to 60 days of acceptance date.
- 4. Evidence of title.- Business building will rented from. Jim O'Neal II38- 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 neccessary.

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

Leroy Cartwright 1425 Motor Street #4 Grand Junction, Colorado 81501 **#30-8**2

McCall Service Center 1359 Motor Street Grand Junction, Colorado 81501 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 #3082

#30-82

March 30, 1982

Mr. Robert P. Bowling P.O. Box 3465 Grand Junctim, 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 Tease can be unilaterally terminated by the Sublease 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.
- 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.
- 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

An O'Neal, Manager

1138 Sundial Road Grand Junction, Colo. 81501 Lessor

Robert Ps Bowling

Robert P. Bowling V Sub-lessee

ERNIE'S AUTO REPAIR

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

Activity <u>Splcial USE Brmut</u> - Ambulance Transport Company Phase Common Location <u>1425 Motor Street</u> ate submitted <u>41182</u> Date Mailed Out <u>4282</u> Date Posted <u>10</u> day Review Period Return by <u>41282</u> NCC Information Sent ate Adjacent Property Owners Notified of MCPC/GJPC Date Adjacent Property Owners Notified of MCPC/CCC review a b c d e F G H i j k L'H N O P Q R S T U V W X Y Z AA BB CC DD EE FF Development Dept. Development Dept. Development Dept. County Road County Road County Parks/Recrestion County Parks/Recrestion County Parks/Recrestion	Acres Units Special use													File No. <u>#30-82</u> Zone <u>C-2</u> Tax Parcel Number														
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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

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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 us longer in building; parking not striped- FRW