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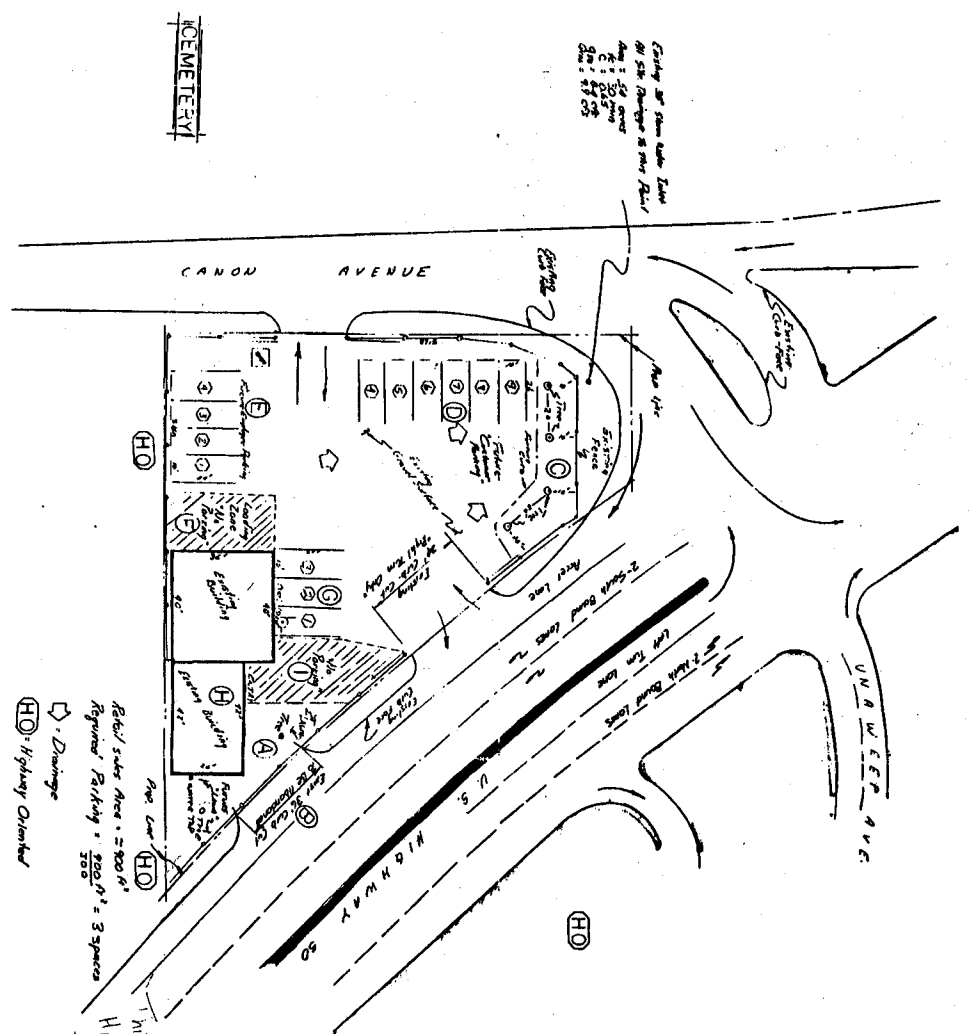
File 1983-0036

Project Name: Tri- Color Photo Inc. - 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 in some instances, not all entries designated to be scanned by the department 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 provided.</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	Table of Contents			
X	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			
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X		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)			
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Action Sheet	X	X	Letter from Kathy Portner to Bill Bond re: letter of response- 5/216/90
X	X	Planning Clearance - ** - 7/27/90	X		Landscaping Schedule
X		Public Notice Posting - 7/17/83			
X	X	Letter of Agreement - 8/2/83			
X	X	Planning Commission Minutes - ** - 7/26/83			
X		Development Application - 7/5/83			
X		Project Narrative - 7/5/83			
X		State Highway Access Permit			
X	X	Resolution inserted into file from 10/3/90 City Council Minutes re: issuance of a revocable permit to bill bond, DBA Western CO Vans and Conversions			
X	X	Letter from Kathy Portner to Scott Wagner re: concerns to be addressed with regard to landscaping - 8/22/90			
X	X	Letter from Kathy Portner to Scott Wagner re: access permit - 2/14/91			
X	X	Letter from Kathy Portner to Greg Trainor re: request for Revocable Permit 9/26/90			
X	X	Planning Commission Public Hearing Agenda - ** - 7/26/83			
X	X	Letter From Kathy Portner to Bill Bond re: review of site plan- 6/14/90			

#36-83

Circle for some other form
of 200 Package in near Block
Area: 1 300 ft
C 1 200 ft
D 1 100 ft
E 1 50 ft



Rack sites Area = 200 ft
Rigging Parking = 200 ft = 3 spaces
D = Driveway
HO = Highway Overhead

This first already
has a very clean about
of...
Draw...
#36-83

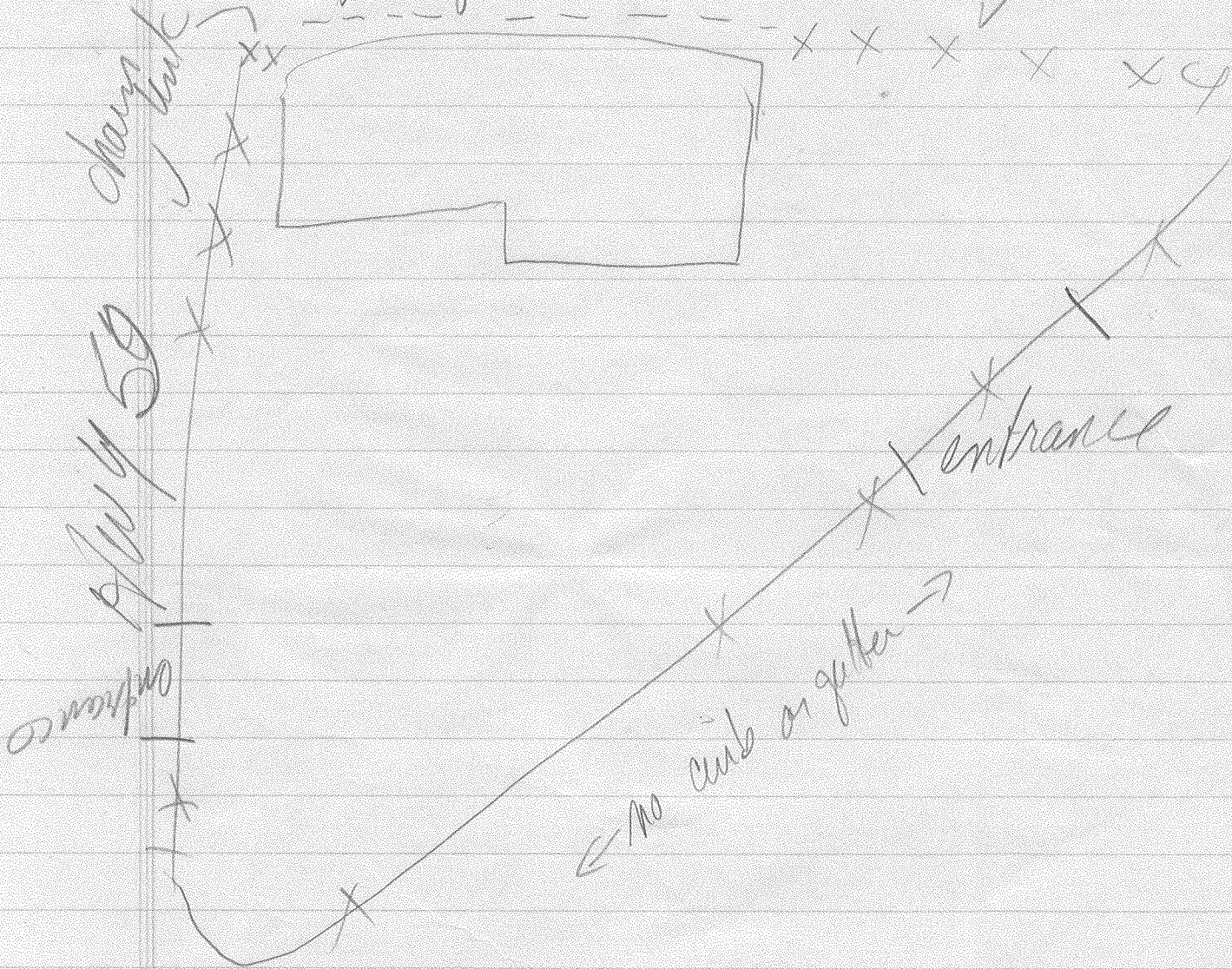
OFFICE COPY

Scale: 1" = 50'
Drawn: ...
Checked: ...
Date: 8-3-73

no landscaping
in irrigation system
Crossroads, Welded Cage

house
broken wooden
fence

house
chan link



PROJECT NARRATIVE
FOR
TRI-COLOR PHOTO, INC.
* SITE SPECIFIC *
501
HIGHWAY 50 SOUTH
GRAND JUNCTION, COLORADO

Submitted By:
DAVID A. SKIDMORE - PRESIDENT

SUBMITTAL DATE:
July 5, 1983

INTRODUCTION

TRI-COLOR PHOTO, INC., currently of 229 30 Road, Grand Junction, Colorado 81503, phone 242-8703, proposes to install an amature/professional color photo finishing lab at 501, Highway 50 South, Grand Junction, Colorado 81503.

This submittal is meant to describe the type of business, the location and the planned improvements. A schedule of these improvements is also included.

PROJECT NARRATIVE

BUSINESS DESCRIPTION

A retail photo finishing business dba a TRI-COLOR PHOTO, INC. will sell film, cameras, film processing and protrait photographs.

The business will generally operate from 8:00 a.m. to 7:00 p.m., Monday thru Saturday. Some promotional effort will require the retail portion to remain open, in some cases, until 9:00 p.m. or 10:00 p.m.

Approximately 900 square feet will be used for retail business. This portion of the business will require display cases, cash register, and merchandise display shelves.

Usually, two employees will be utilized during most of business year; however, three to four employees will be required during the peak seasons.

The estimated number of customers will range from 40 to 60 customers per day. Most of the customers will come to the site via the 5th street bridge, East Orchard Mesa, via Highway 50 South, and the immediate neighborhood via Unaweep Ave.

Important considerations for business are:

- o Equipment-A Pako Corporation "300 package unit" will include film and paper processors, film and paper cutters, printer, enlarger, and various

pieces of support equipment.

o Water requirements-Approximately 12 to 14 gallons per minute of clean water are required to flush the chemicals from the film and paper. Generally, the daily requirement is based on 4 to 6 actual operating hours per day.

oo Chemistry- 1/

Film Developing:

Kodak	C-41	Developer & Replenisher
"	"	Bleach & Replenisher
"	"	Fixer & Replenisher
"	"	Stabilizer & Replenisher

Paper Developing:

Kodak	Ektaprint 2	Developer & Replenisher
"	"	" Bleach/Fix & Replenisher

o Signs-

Two signs will be used to replace the two existing signs. One sign will be on a 4x8 3/4" plywood, will be painted Kodak Yellow with black border and lettering and will illustrate the name, services offered, products available etc.

The other sign will be 4x14 3/4" plywood painted Kodak Yellow with the Kodak trade name written diagonally on each end with "TRI-COLOR PHOTO, INC. ONE HOUR SERVICE" written in the center. All lettering will be in black.

Both Signs will be lighted at night with white lamps.

Three or four additional signs will advertise

1/ All chemistry is advertized by Kodak as acceptable to the processing by modern municipal sewage treatment plants.

"FILM", "CAMERAS", and "ONE HOUR SERVICE." The fourth sign will say "ENTRANCE." These signs will be out of 3/4" plywood and will be cut to a star-burst design. They will be placed on the outside of the existing wire fence, and will be facing Highway 50 South.

Each sign will be painted Kodak Yellow, lettering black and trimmed in red. These signs will not be lighted at night.

Each sign will be constructed as the sign code for Mesa County dictates.

BUSINESS LOCATION

Several Orchard Mesa locations were reviewed for this installation, only the building and site at 501, Highway 50 South, satisfied all the parameters.

- o Economics
- o High Traffic Count
- o Good Building Orientation
- o Good Parking Conditions
- o Room For Future Expansion
- o Easy Access
- o Good Security (6' fence)

Traffic analysis of the site indicates that 6 to 8 customers per working hour will want to access the site. Customers will access the property from both Highway 50 South and Canon Avenue. Those customers using Unawecp Avenue will cross Highway 50 South in favor of using Canon Avenue. The

majority of customers are expected to come from the downtown business district via the 5th street bridge. These customers will use the Highway 50 South entrance to the site. Therefore two direction traffic should be allowed at both entrances (see site plan).

PLANNED IMPROVEMENTS, SITE SPECIFIC

The following items are in need of corrective action:

- o Identification of parking areas suitable for safe customer parking. The site plan calls for four parking spaces for employees and nine spaces for customers; with one nearest the retail entrance to be designated to use of handicapped customers.
- o Landscaping will utilize six blue spruce pine trees. Four will be used as a buffer along the intersection of Canon and Highway 50 South (see site plan). Water for these trees will be brought by garden hose from a water facet on the east side of the building. The remaining two trees will be planted in the "Lawn" area (A). The lawn and trees will be watered from the same water facet.
- o A reduction in negative visual impact will be achieved by adding vertical striped siding and painting the older portion (cinder block construction) to match the modern metal building that is

attached. A matching color should be a medium green.

Table One illustrates specifically each Job, Job Number, and expected time frame for completion.

TABLE ONE
SITE SPECIFIC IMPROVEMENTS

<u>AREA</u>	<u>JOB DESCRIPTION</u>	<u>JOB NO.</u>	<u>COMPLETION</u>
"A" - LAWN	o Plant lawn	001	52 Weeks <u>1/</u>
	o Plant two blue spruce trees	002	52 weeks <u>1/</u>
"B" - CURB CUT	o Remove as shown on site plan	003	6 Weeks
"C" - BUFFER ZONE	o Plant four blue spruce trees as shown onsite plan.	004	52 weeks <u>1/</u>
	o Cover ground with plastic tarp	005	6 weeks
	o Cover plastic tarp with 2" of washed gravel.	006	6 weeks
	o Place curb between Area "C" and "D"	007	6 weeks
"D" - CUSTOMER PARKING	o Sign designating area	008	1 week
"E" - EMPLOYEE PARKING	o Sign designating area	009	1 week
"F" - LOADING ZONE	o Sign designating area	010	1 week
"G" - CUSTOMER PARKING	o Sign designating handicapped parking	011	1 week
	o Sign designating area for other customers	012	1 week
"H" - CINDER BLOCK PORTION OF BUILDING	o North and East side to be covered by siding (Masonite) that has vertical stripes.	013	6 weeks
	o Painted to match attached metal building	014	6 weeks
"I" - NO PARKING ZONE	o Sign designating area	015	1 week

1/ 52 weeks may be needed for proper planting cycle.

SNYDER SK & PA #36-83
BOX 1016
GRAND JUNCTION, COLO.
81503

#2945-262-00-021

SNYDER SK & PA
294 26 $\frac{1}{2}$ Road
GRAND JCT., COLO. 81503

#2945-262-00-022

SNYDER SK & PA
BOX 1016
GRAND JCT., COLO 81503

#2945-262-00-020

WILSON, CLIFFORD J & GR
520 U.S. HWY 50 SOUTH
GRAND JCT., COLO 81503
#36-83

#2945-233-00-019

CLYMERS RANCH & LIVESTOCK CO.
1755 CLYMER WAY
GRAND JUNCTION, COLO. 81503
#36-83

#2945-233-01-006 & 009

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
244-1628

#36-83

* Wellcraft Marine Corp.
8151 Bradenton Rd.
Sarasota, FL 33580
#36-83

* David A. Skidmore
229 30 Rd.
Grand Junction, CO 81503
#36-83



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501
(303) 244-1628

LETTER OF AGREEMENT

TO: David A. Skidmore

FROM: Janet C.-Stephens *JCS*

DATE: August 2, 1983

RE: File #36-83 Development in H.O. - Tri Color Photo, Inc.
501 Hwy. 50 South

A condition of the Grand Junction Planning Commission's recommendation of approval at City Council was that paving as shown per the plan of this petition would be complete within an eighteen (18) month timeframe.

In accordance with that stipulation, this Letter of Agreement assures that:

- The lot will be paved as shown per the plan within a 12 month time-frame, however, if the purchase option of the lease/purchase option is in the process of being exercised, then an additional six (6) months time shall be allowed. This will then constitute an 18 month time-frame on the paving from the date of City Council approval.

I hereby accept the condition as stated in this Letter of Agreement.

David A. Skidmore

REVIEW SHEET RESPONSEAGENCY

O.M Sewer Dist.

City of Grand Junction will be contacted on 7-21-83, by the petitioner and hopefully a written response will be attached.

City Fire Dept.

The petitioner has contacted the Fire dept. and plans are being drawn up for submittal to them.

Ute Water

No response required.

State Hwy. Dept.

The existing 36' curb cut marked to be abandoned will be physically closed and properly curbed and guttered to the requirements of all agencies.

City Planning

w/ re
to
landscaping

The petitioner is requesting a temporary permit of 8 weeks in duration to allow the business to be put into operation; this period of time should start August 1 and end eight full weeks later, at which time all the following stipulations will be completed, except where noted in the following.

The fence has been repaired; all missing slats have been replaced, joints mended and loose boards re-nailed or replaced. This work was completed on July 22, 1983 and stands ready for inspection.

The existing 36' curb cut marked to be abandoned will be physically closed and properly curbed and guttered to the requirements of all agencies.

Trash service will be started August 1, 1983 and is scheduled for a 7:00 a.m. Monday morning pick up. The City of Grand Junction will be utilized for this service.

X The parking area will have curb blocks. However, it should be noted currently the parking area is of well compacted gravel and the petitioner is requesting an 18 month period of time before completion of this requirement, and then only the entrance and immediate parking area in front of the building will be committed to. (See attached site plan outlined in red.) Striping will be completed at that time.



WPC Public Hearing July 26
→ CIC " " Aug 24

AGENCY

City Planning Cont.

Signage will conform to current city sign regulations and the location of all proposed signs is illustrated in green on the attached site plan.

The building as it stands has met all fire and building codes in the past. However, all building codes will be respected as required in the permitting system.

All other agency concerns must be resolved-undersood.

The signature of the property owner on the application was turned in July 21, 1983 to the planning commission.

Understood

City Engineer

The existing 36' curb cut marked to be abandoned will be physically closed and properly curbed and guttered to the requirements of all agencies. The gates to the entrance will be padlocked after working hours to prevent the public from "short circuiting" the traffic signal.

Transp. Engineer

The existing 36' curb cut marked to be abandoned will be physically closed and properly curbed and guttered to the requirements of all agencies.

The gates to the entrance will be padlocked after working hours to prevent the public from "short circuiting" the traffic signal.

The petitioner is requesting that the parking lot not be paved for a period 18 months.



REVIEW SHEET SUMMARY

FILE NO. #36-83 TITLE HEADING Tri-Color Photo Inc DUE DATE 7/15/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Dev. in H.O. - Tri-Color Photo, Inc. -
David A. Skidmore - 501 Hwy. 50 South - Final

PETITIONER ADDRESS 229 30 Road, G.J.

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/11/83	Orchard Mesa Sewer District	This development does not lie within the boundaries of the Orchard Mesa Sanitation. This should go to the City of Grand Junction as it is within its limits of services.
7/12/83	City Fire Dept.	This office has no objections to this use. However, existing building may need to be upgraded, due to change of use. Please submit plans for photo shop.
7/13/83	Ute Water	No objections.
7/14/83	State Hwy. Dept.	The existing 36' curb cut marked "to be abandoned" on the plan should be physically closed, curbed and guttered.
7/14/83	City Planning	<p>IMPACT STATEMENT: The site of the proposed development currently contains a vacant building - owned by Wellcraft Marine Corporation of Florida. This proposal is a change of use in a highway-oriented zone.</p> <p>The use of the project is compatible with the surrounding neighborhood. Other uses include commercial and public lands to the north, east, and west. A residential area (PMH) adjoins the south portion of the lot. Buffering is currently in place.</p> <p>SITE PLAN: Landscaping of the project needs to be complete prior to occupancy of the structures.</p> <ul style="list-style-type: none">- The fence on the south side of the lot buffering the neighborhood needs to be repaired.- A curb cut permit for the closure of one cut off of U.S. Hwy. 50 needs to be obtained from the State Hwy. Dept. and the City Transportation Engineer.- Trash pickup should be coordinated with the City Sanitation Engineer, if City.- The parking area needs to be delineated by curb blocks. Paving & striping of the parking area should be complete within a timeframe of eight months (8).- Signage must conform to current City sign regulations.- Buildings must meet all fire and building codes.- Landscaping as shown on the plan meets HO standards.- All other agency concerns must be resolved.- The signature of the property owner on the application form is necessary prior to final approval.- In accordance with the Grand Junction Zoning and Development Code, Chapter 4, Section 4-2-18 HO (Highway Oriented), these criteria are met.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/15/83	City Engineer	Developer should be aware that traffic cut through from Canon Ave. to U.S. Hwy. 50 could be a problem with the driveway arrangement shown. The driveway shown to be "Abandon" on U.S. 50 must be removed and reconstructed by a licensed City concrete contractor with City and State Highway permits for working in the Highway.
7/15/83	Transp. Engineer	The exist. 36' curb cut cannot be just "abandoned" but must be closed per City standards. An "access permit" will also be required from the Colorado Division of Highways for this closure. The owner should be aware of the potential problem of vehicles using the parking lot as a short-cut to avoid the traffic signal. This will be a private, not City, problem. Will the parking lot be paved?

GJPC MINUTES, 7/26/83

MOTION: (COMMISSIONER O'DWYER) "ON ITEM #36-83, DEVELOPMENT IN HO - TRI-COLOR PHOTO, INC., I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, CONTINGENT ON: (1) LANDSCAPING BEING COMPLETED WITHIN 8 WEEKS AFTER CITY COUNCIL APPROVAL; (2) PAVING IS COMPLETED WITHIN 18 MONTHS AFTER CITY COUNCIL APPROVAL (PER THE AGREEMENT BETWEEN TRI-COLOR PHOTO, INC. AND THE CITY WHICH SPECIFIES THAT TRI-COLOR PHOTO, INC. WILL RELINQUISH USE OF THAT ZONE IN THE EVENT THE PAVING ISN'T COMPLETED WITHIN THAT TIMEFRAME OR IN THE EVENT TRI-COLOR PHOTO, INC. NO LONGER OCCUPIES THIS SITE; AND (3) ALL OTHER STAFF AND REVIEW AGENCY COMMENTS."

COMMISSIONER LITTLE SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-0.

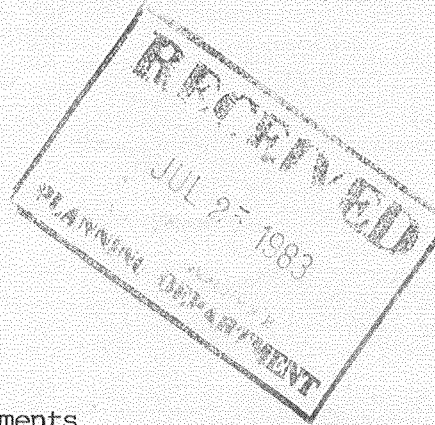
CONTRACTORS/DEVELOPERS

July 25, 1983

City of Grand Junction
Planning Department
File #35-83

Attention: Jan Stephens

RE: Answer to review sheet summary comments



Agency Answer

City Fire

Fire flow requirement will be met by developer.
Plans showing exact building size are available
and will be submitted before planning commission.

Public Service

Fountain and flagpole will be located out of easement.
Meters will be located per request.

City Planning

1. Landscaping will be desert type compatible with Color Tile and Oil Express to the southeast. There will be no seepage from the fountain. They are a packaged system and a closed system. More landscaping near the building is vague, we will work with whomever made the comment.
2. Drainage will comply with F Road requirements and adjacent sites. The city engineer will be contacted to review the site plan.
3. Developer to provide curb cuts compatible with city requirements.
4. City Sanitation Engineer will be contacted for location of pick up point.
5. Signage will conform to city sign standard.
6. Buildings will conform with all fire and building codes.

CONTRACTORS/DEVELOPERS

Mountain Bell

No Comment

Ute Water

We will comply with Ute policy on installations.

Please contact me if you foresee any problems with us staying on our scheduled meeting schedule.

Respectfully,



for John Cavness

cc: Sam Haupt





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



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

June 14, 1990

Bill Bond
2122 E. Main
Montrose, CO 81401

Dear Mr. Bond:

I have reviewed your site plan for 501 Highway 50 South in Grand Junction. I have the following response:

1. The City Engineer and I agree that the access onto Highway 50 is dangerous and should be closed. Adequate access can be obtained from 26 1/4 Road.
2. Please show what type of 6' screening (fence or vegetation) will be provided along the south property line adjacent to the two existing homes. The height of the screening may need to decrease toward Highway 50 and 26 1/4 Road for adequate site distance.
3. Proposed signage location and size must be shown.
4. Please identify outdoor display area and customer/employee parking areas. The area of the total display site, both indoors and out must be calculated to determine the amount of parking necessary. An area equal to 10% of the display area is required. Dimensions of the parking stalls must be shown. Please indicate on the site plan that the parking lot will be paved and striped (including the outdoor display area).
5. The area of the proposed landscaped areas must be calculated for our review. Please refer to the landscaping standards I sent earlier for the specific requirements for vegetation. Details on type, size and spacing of plant materials must be included on the site plan.

For us to adequately review your proposal, a more detailed site plan is required. A standard 24" x 36" sheet for the site plan would allow you to include the detail we are requesting. If you have any questions, feel free to call me at 244-1446.

Sincerely,

Kathy Portner
Senior Planner



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

August 22, 1990

Scott Wagner
Western Colorado Vans
& Conversions
2122 E. Main Street
Montrose, CO 81401

Dear Mr. Wagner:

I have reviewed the landscaping plan for 501 Highway 50 South in Grand Junction, dated 8/8/90. The following concerns still need to be addressed:

1. The plant species need to be identified on the drawing, as well as in the legend. The sizes of shrubs and trees to be planted must also be indicated.
2. The square footage of the landscaped areas must be calculated. At least 75% of the required front yard setbacks must be landscaped. The setback along Highway 50 is 10' from property line. The setback along 26 1/4 Road is 20' from property line. Therefore, 1,575 square feet of landscaping is required along the Highway 50 frontage (estimated frontage=210 feet) and 2,499 square feet of landscaping is required along 26 1/4 Road (estimated frontage=166.6 feet).
3. One tree is required for each increment of 500 square feet of required landscaping; therefore 8 trees are required on the site. 40% of the landscaped area must contain shrubs. An underground, pressurized irrigation system is required for all landscaped areas.
4. We will consider allowing a portion of the required landscaping to be within the right-of-way, but not all of it. Landscaping proposed in the right-of-way will require a revocable permit and review by the City and State Highway. Once an acceptable landscaping plan is submitted, I will refer you to Tim Woodmansee, City Property Agent to start the revocable permit process.
5. You need to contact Chuck Dunn at the State Highway Department (248-7232) concerning the access onto Highway 50. An access permit may be required.
6. Additional site plan requirements as outlined in the letter addressed to Bill Bond, dated June 14, 1990, must also be submitted for review. Those include signage, type and height of fencing, parking layout and dimensions, display area dimensions and a note on the plan that the parking and display area will be paved. A drainage plan for the parking lot must be submitted to the City Engineer for his review.

Scott Wagner
August 22, 1990
Page 2

I am enclosing a model site plan to give you a better idea of what we need to do an adequate review. The certificate of occupancy for the building remodel will not be released until all of the above concerns are addressed. I'll be happy to answer any questions and assist you in any way.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner". The signature is written in black ink and has a long, sweeping horizontal line extending to the right.

Kathy Portner
Senior Planner

Western Colorado Vans & Conversions
2212 E. Main St.
Montrose, CO 81401
August 30, 1990

Tim Woodmansee:

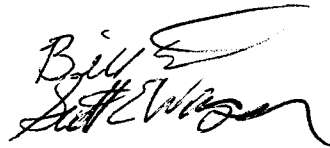
Dear Mr. Woodmansee:

This is a letter stating that our intent towards the portion of city owned property outside our property lines at 501 Highway 50 South.

We intend to prepare and landscape with sod and juniper shrubs. The said landscaping will be maintained by us along with our property.

At this time we request a revokable permit for use of this city property. Please refer to the attached plans.

Thank You,



Bill Bond
Scott E. Wagner

BB SEW/dg
Enc

MEMORANDUM

TO: Greg Trainor
FROM: Kathy Portner
DATE: September 26, 1990
SUBJ: Request for Revocable Permit

William Bond of Western Colorado Vans and Conversions, owner, is requesting a revocable permit to install landscape and parking lot improvements in the public right-of-way. The proposed improvements would be installed in the public right-of-way along 26 1/4 Road and Highway 50 adjacent to the property at 501 Highway 50.

The landscaping items include various plants, shrubs, sod and an underground irrigation system. The petitioners have addressed all traffic sight distance concerns by using low-level vegetation. A portion of the paved parking lot will also be in the right-of-way.

I have been working with the petitioner on other aspects of this development. In Tim Woodmansee's absence, I will also be handling the Revocable Permit request. I would like to schedule this item for the October 3, 1990 City Council meeting.

cc: Mark Achen
Dan Wilson
Marty Currie
Neva Lockhart
Tim Woodmansee
Don Newton



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

February 14, 1991

Scott Wagner
Western Colorado Vans & Conversions
501 Hwy. 50 South
Grand Junction, CO 81503

Dear Scott:

I received confirmation from the State Highway Department that an access permit for your property located at 501 Highway 50 South has been granted. All other site design requirements, as indicated on the Planning Clearance issued 7/27/90 (Permit #36530) have also been satisfactorily completed. The final Certificate of Occupancy has been approved by our office and sent back to the Building Department. You may pick up a copy there.

Thank you for your cooperation through this process. The site improvements have greatly enhanced the Highway 50 corridor. Good luck with your business.

Sincerely,

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

Katherine M. Portner
Senior Planner