

A-1 Auto Sales
1025 South Fifth Street
Grand Junction, CO 81501

TO: City of Grand Junction
Planning Department
Karl J. Metzner

Pursuant to our meeting on April 6, 1988, this request is made regarding a modification or waiver of zoning restrictions to allow the operation of a retail used car lot at 1025 South Fifth Street, Grand Junction, CO.

I believe a modification is justified for the following reasons:

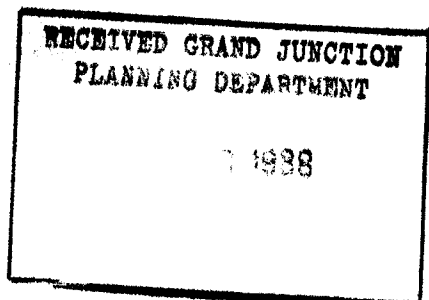
1. I previously operated a retail used car sales lot at the proposed location from 1966 to 1979.

2. There is a retail used car sales lot across the street to the east of 1025 South Fifth Street and at least four (4) other sales lots operating within one mile of the proposed location.

3. A used car sales lot at this location would not be nearly as unsightly as the operation of a tire recapping shop which was previously operated at the proposed location. That operation included numerous tires which lay alongside the highway which were unsightly and an eyesore to motorists and adjacent businesses.

4. Zoning regulations were recently amended to allow the operation of a retail used auto sales lot in a location zoned for light industrial use.

I respectfully seek a favorable ruling on this request for modification.



Sincerely,

Pat Belcastro

A handwritten signature in cursive script that reads "Pat Belcastro".

#15 88



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

June 29, 1988

Mr. Patrick Belcastro
Mr. Len Wheatley
1025 South 5th Street
Grand Junction, CO 81501


Gentlemen:

On June 15, 1988 the Grand Junction City Council approved your requested text amendment providing for the sale of automobiles/pick-up trucks/vans in the I-2 zone. The Council did, however, stipulate that this use be a conditional use and subject to the conditional use processing requirements of the Grand Junction Zoning and Development Code (attached).

Please contact Mike Sutherland of this office (244-1430) as soon as possible to arrange for a preapplication conference.

Thank you for your cooperation.

Sincerely,


Karl G. Metzner
Director of Planning

KGM/tt

xc: File #15-88

REVIEW SHEET SUMMARY

FILE NO. 15-88 TITLE HEADING Text Amendment for Use/Zone Matrix
Used Auto Sales in I-2 zone DUE DATE 5/16/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Activity: Text Amendment to Use/Zone
Matrix 4-3-4 Petitioner: Pat Belcastro Location: n/a

PETITIONER ADDRESS 1025 South 5th Street Grand Junction, CO 81501

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

5/16/88	Public Works	No comment.
5/16/88	City Planning	Automobile sales are currently allowed uses in the C-1 and C-2 zones and special uses in the I-1 and H.O zones. While automobile sales lots would normally not be appropriate in a typical heavy industrial area, the character of the Highway 50 corridor is somewhat different. The Highway 50 corridor guidelines encourage the redevelopment of the corridor, but also states that the existing zoning is appropriate. Permitting some lighter uses in the I-2 zone may encourage the redevelopment of existing less desirable uses. Commission and Council should determine whether allowed, special or conditional use status would be most appropriate.

MOTION: MR. CHAIRMAN, ON ITEM #15-88 I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL, PERMITTING CAR SALES IN AN I-2 ZONE AS A CONDITIONAL USE. (CAMPBELL/HALSEY 5-0 TO APPROVE)

development summary



File # 15-88 Name Matrix-Used Auto Sales Text Amendment Use/Zone Date 6/8/88

PROJECT LOCATION: n/a

PROJECT DESCRIPTION: Text amendment permitting outdoor sales of cars, vans, and light trucks in the I-2 (Heavy Industrial) zone.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO*		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED*	
Complies with adopted policies n/a					Streets/Rights Of Way				
Complies with adopted criteria	X				Water/Sewer				
Meets guidelines of Comprehensive Plan n/a					Irrigation/Drainage				
					Landscaping/Screening				
					Other: _____				

* See explanation below

STATUS & RECOMMENDATIONS: Automobile sales are currently allowed uses in the C-1 and C-2 zones and special uses in the I-1 and H.O. zones. While automobile sales lots would normally not be appropriate in a typical heavy industrial area, the character of the Highway 50 corridor is somewhat different. The Highway 50 corridor guidelines encourage the redevelopment of the corridor, but also states that the existing zoning is appropriate. Permitting some lighter uses in the I-2 zone may encourage the redevelopment of existing less desirable uses. Commission and Council should determine whether allowed, special or conditional use status would be most appropriate.

Planning Commission Action

Recommend approval of sale of cars, vans, light trucks as a conditional use in the I-2 zone.