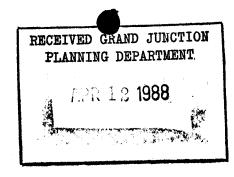
# **Table of Contents**

File\_1988-0015

Project Name: TEXT AMENDMENT - BELCASTRO - AUTO SALES

<b>_</b>	~ 1											
P	S	A few items are denoted with an asterisk (*), which means they										
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	X	Table of Contents										
X		Review Sheet Summary										
X	X	Application form										
X												
		Review Sheets Receipts for fees paid for anything										
$\vdash$												
$\vdash$		*Submittal checklist										
<u> </u>		*General project report										
┝─┤		Reduced copy of final plans or drawings										
$\left  - \right $		Reduction of assessor's map										
		Evidence of title, deeds, easements										
		*Mailing list to adjacent property owners										
$\mid$		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 non-bound reports										
		Traffic studies										
		*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 approv	al	(pe	rtaining to change in conditions or expiration date)							
		DOCUMENTS SPECIFIC TO THIS I										
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X	L	Review Sheets	$\downarrow$									
X		Review Sheet Summary	+	+								
X	X	Development Application – 5/4/88 City Council Minutes - ** - 6/7/88, 6/15/88	+									
$\mathbf{X}$	<u> </u>	Highway 50 Corridor Guideline South Avenue to 29 Road	+	+								
X	X	Letter from Karl Metzner to Patrick Belcastro re: request for text amendment										
		approved - 6/29/88	_	$\square$								
X	X	of zoning restrictions – 4/12/88	_									
X		Letter from Karl Metzner to Patrick Belcastro re: continued operation allowed until outcome is secure – 4/12/88										
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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 retain 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 stree 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 loation 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.

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT 1938

Sincerely,

#15 88

Pat Belcastro

of at Belant



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

June 29, 1988

Mr. Patrick Belcastro Mr. Len Wheetley 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/pickup 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**

15-88 TITLE HEAD	Text Amendment for Use/Zone Matrix DING Used Auto Sales in I-2 zoneDUE DATE_5/16/88
PETITIONER - LOCAT	ION - PHASE - ACRES Activity: Text Amendment to Use/Zone
-4 Petitioner: F	Pat Belcastro Location: n/a
•	
	uth 5th Street Grand Junction, CO 81501
n/a	
AGENCY	<u>COMMENTS</u>
	BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED DURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.
MINIMUM_OF_48_HC Public Works City Planning	No comment. Automobile sales are currently allowed uses in the C-1
	PETITIONER - LOCAT -4 Petitioner: M ADDRESS <u>1025 Sou</u> n/a <u>AGENCY</u>

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)



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APPLICATION FEE REQUIREMENTS

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File # 15-88

Text Amendment Use/Zone Name Matrix-Used Auto Sales 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		NO *	TECHNICAL REQUIREMENTS		ED	NOT # SATISFIED	
Complies with adopted policies n/a			Streets/Rights Of Way				
Complies with adopted criteria	x		Water/Sewer	· · ·			
n/a Meets guidelines of Comprehensive Plan			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.