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File 1988-0025

Project Name: 2657 Highway 50 aka 845 Dominguez- CUP for Lost Garage - Auto Sales

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		Review Sheet Summary
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds, easements
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		Record of certified mail
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		*Summary sheet of final conditions
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<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X	X	Review Sheet Summary
X		Review Sheets
X		Development Application - 7/6/88
X		Public Notice of Posting - 7/22/88
X		Notice of Public Hearing - 9/5/88
X		Request for Treasurer's Certificate of Taxes Due - 6/29/88
X	X	Sign Permit - ** - 7/11/90
X	X	Planning Commission Minutes - ** - 9/6/88
X		Photos of Lost Garage
X	X	List of items to be discussed with Lewis Cox of C& H Auto Sales
X	X	Plans for Landscaping around building - 8/22/90
X	X	Site Plan
X		Handwritten Notes to file

To whom it may concern;

Our main prosal for The Lost Garage, located at 2657 Hwy. 50
Is to repair cars, sell used and new auto parts, and to some day
work for our dealers license.

We hope before Sept. of this year to paint the building and to
plant grass six feet around two sides. And to plant flowers along
two sides.

We feel that none of our neighbors will mind us being there.
we have tried to help them out when ever posible, from lending them
tools to working on their cars. We like them, so in return they like
us.

Orchard Mesa, Hwy. 50 is a very busy road. We feel another
Auto shop would suit the purpose of the on going traffic. We have
found this to be true in the short time we have been waiting to get
approved.

We have always wanted to run our own Auto shop. It has been
a life time dream. We hope that you will give us this chance to
make this dream come true.

The Lost Garage

2657 Hwy. 50

Grand Junction, Co.

61503

Original
Do NOT Remove
From Office

#25 88

SUMMARY
of
LOST GARAGE CONDITIONAL USE PERMIT
Development Schedule

September 6, 1988 The Lost Garage was given a conditional use permit for auto sales and repairs in a Highway Oriented (HO) zone located at 845 Dominquez. Gregory Demers was the applicant for the conditional use permit and the tenant of the "Lost Garage". The approval was subject to staff comments, removing salvage materials and illegal sign, and to install landscaping not later than April 15, 1989.

NOTE: No follow up was done during the proceeding 18 months to insure that the conditions of the conditional use permit for lost garage were ever completed.

March 21, 1990 Lewis Cox met with Planning Staff concerning the use of the property for the sale of used vehicles and auto repairs. He is buying the property and wants to move his used car business (C & H Auto Sales) to this property. Plans are to make improvements to the property and building and run an auto business from this location for many years to come.

Mr. Cox was informed as to the conditions needing to be met to retain the conditional use on this property. None of the original conditions approved by P. C. for the permit have been completed. Mr. Cox was encouraged to take the copies given to him of pertinent information from the original file and complete the conditions required to bring the property to compliance, including landscaping, removing salvage operations, and fulfilling all site plan commitments made by the applicant. Mr Cox was willing to do whatever was needed and wanted to be given a chance.

If a revocation hearing is scheduled before P. C., it will be necessary for the property representative to demonstrate and offer sound reasons to the commission as to why they should not revoke the permit.

March 29, 1990 A formal letter was sent to Mr. Cox via certified mail to his home address. The letter formally describes the conditions already discussed with Mr. Cox as to the Conditional Use permit and deadlines needing to be met in order to avoid a revocation hearing of the permit before Planning Commission. The following must be completed before May 1st, 1990:

- 1) Cease all salvage operations and remove all salvage material from the premises.
- 2) Remove the illegal signs on the building.
- 3) Provide a landscaping plan to Planning Staff with a minimum of 1256 sq. ft. of landscaping. This plan must be approved by May 1st, 1990. After the plan has been approved, 90 days will be given to install the landscaping.

The revocation of the conditional use permit for this property will go to public hearing at the June 5th, 1990 Grand Junction Planning Commission meeting if these conditions are not met.

April 6, 1990 Site inspection. No significant progress has been made as to the salvage clean up. Photos were taken. Signs were not removed.

April 13, 1990 Site inspection - No significant progress noted.

April 20, 1990 Mr. Cox was contacted by phone. They are working on a landscaping/development plan, slowly removing the junk, will know on April 23, 1990 if they own the property.

April 26, 1990 Talked with Mr. Cox on the phone and set up an appointment to meet with him on April 30th.

April 30, 1990 Mr. Cox's daughter called and cancelled our appointment with Mr. Cox explaining that he had not returned to Grand Junction from a weekend trip to Arizona.

May 3, 1990 Mr. Cox was contacted by telephone with an appointment set for May 4th, 10 a.m. at 845 Dominguez. A landscaping plan has not been received by this office.

May 4, 1990 Met with Mr. Cox at 845 Dominguez. The site is looking cleaner, but complete removal of all salvage material still needs to be done. The illegal C & H Auto sign has been taken down. The "Lost Garage" sign is still up. Mr. Cox said he will take this sign down too. Mr. Cox is definitely buying the property and will close on May 18th. He now feels he can put more money into this project and bring it into compliance for the conditional use permit. He was informed that the permit could be revoked at the June 5th Planning Commission if the requirements outlined to him in the certified letter dated March 29, 1990 are not met. Inspections will be made between now & June 5th to determine compliance. If compliance is met, staff will request Planning Commission to table the revocation. Photos were taken.

May 18, 1990 Talked to Mr. Cox on the phone. He was unable to close on the property located at 845 Dominguez today due to contract problems between the sellers of the property. Mr. Cox is slowly moving the salvage from the property but needs more time to complete the conditions of the conditional use permit. He also needs to display the 35 cars he has for sale to survive this deal financially. All illegal signs have been removed.

William R. Bakke
2030 Aspen Ave.
Grand Junction, CO 81503

Elbert R. Rider
P.O. Box 2682
Grand Junction, CO 81502

Roger A. Lange
2026 Aspen St.
Grand Junction, CO 81503

Gladys Collins
845 Dominguez
Grand Junction, CO 81503

Gregory H. Demers
2657 Hwy 50
Grand Junction, CO 81503

#25 88
Original
Do NOT Remove
From Office

Bakke Williams R.
2030 Aspen st.
Grand Junction, Co.
81503

Lange Roger A.
2026 Aspen St.
Grand Junction, Co.
81503

Gladys Collins L.
345 Dominguez
Grand Junction, Co.
81503

rider Elbert R.
P.o. box 2682
Grand Junction, Co.
81502

Orig
Do NOT Remove
From Office ✓

#25.88

JUL 21 1988

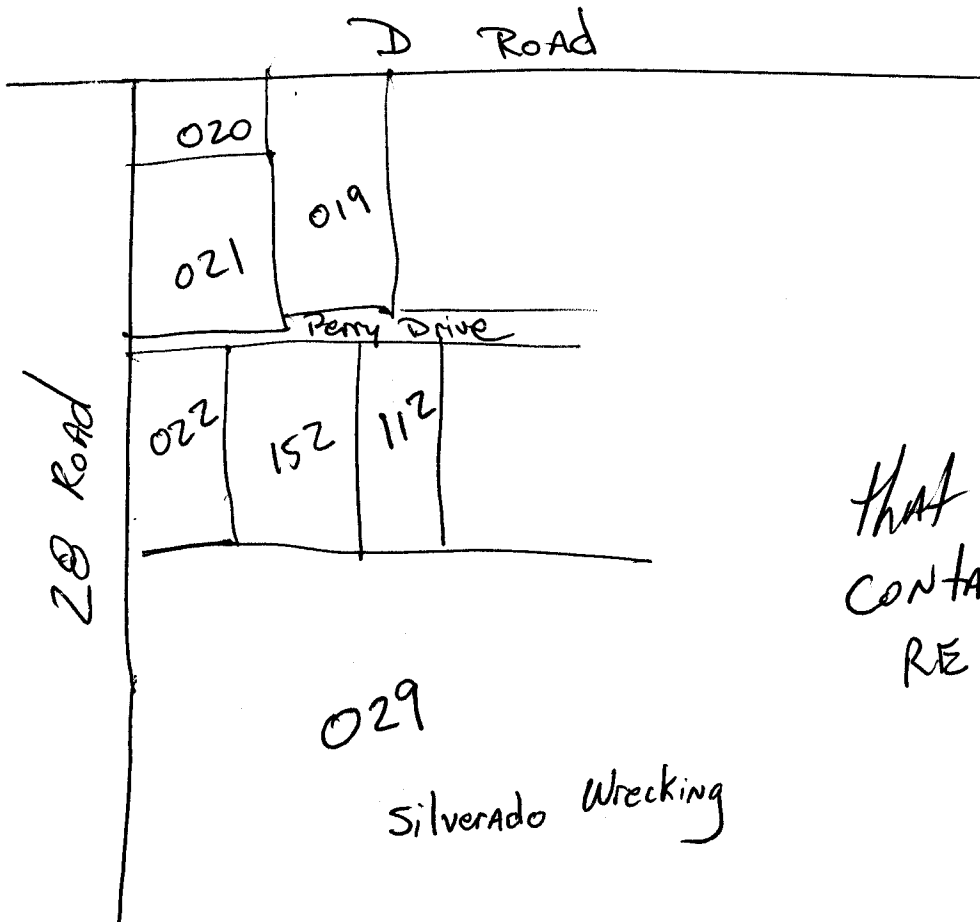
Window 1 019 S. Laugher Map Merrill

Parcel Number	Last	First	Company Owner
294319200021	TRUJILLO	STEVE	
294319200022	NICKLE	RICHARD	
294319200029	COX	CARL	→ 380 28 RD →
294319200030	BECKER	WILBUR	
294319200031	BECKER	WILBUR	
294319200032	MCMAHAN	E	
294319200033	SNOWDEN	BUDDY	
294319200034			AETNA FINANCE COMPANY
294319200035	CHACON	HORACIO	
294319200038			JAMES SQUARE PARTNERS
294319200039	HERMAN	ROY	
294319200041	LOVELACE	EARL	
294319200112	COX	CARL	→ 2805 Perry Dr.
294319200137	CLEVINGER	ROBERT	
294319200141	HERMAN	ROY	
294319200142	VINCENT	NORMAN	
294319200152	FOX	FRED	
294319200163	WIECHMAN	JACK	

Mailing Address
2805 Perry Dr.

CHOOSE (M)aster, (A)bstract, (S)pecial OR X-EXIT TO STOP!

File: assrmstr Key: 1 Window: 1 Page: 1 Rec: 25908 (25908) Act: Y
ATT3B2.ASP | VT102 | FDX | 19200 071 | LOG CLOSED | PRINT OFF | ATT3B2

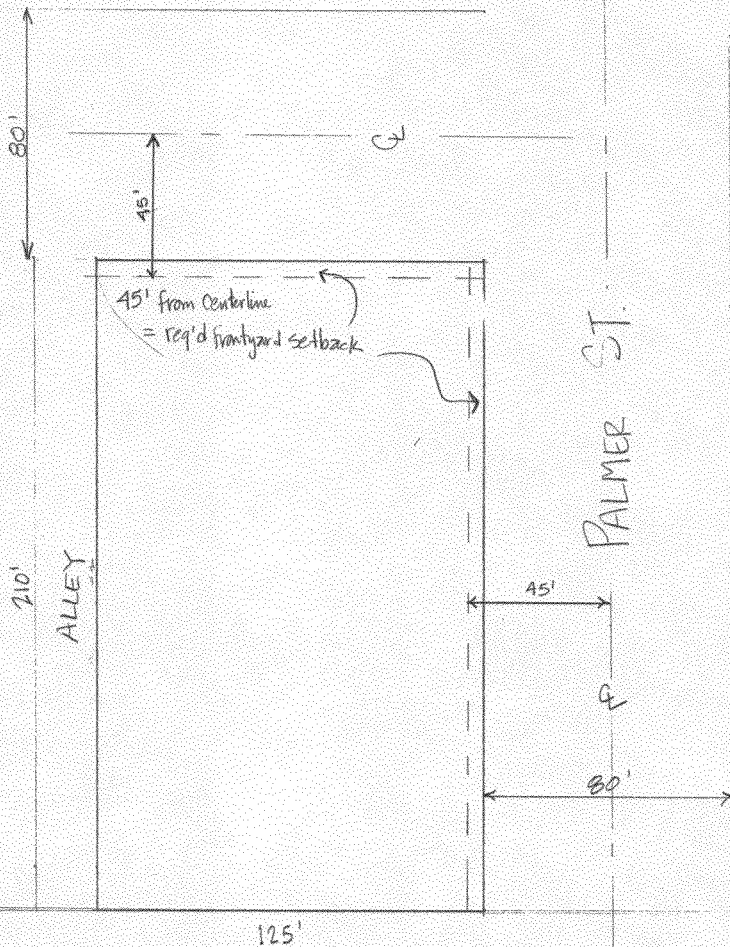


Alert Mr. Cox
that he needs to
contact the County.
RE: Perry Drive
property

029
Silverado Wrecking

U.S. HIGHWAY 50

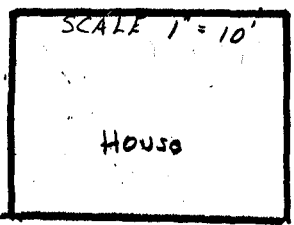
DOMINQUEZ AVE.



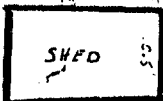
- * Zoning and Development Code requires that 75% of the required frontyard setback be landscaped.
- 75% of a 5' wide strip equals 3.75 feet wide the full length of both street frontages; or...
- $3.75' \times (210' + 125') = \underline{\underline{1,256}}$ square feet of landscaping required.

335'

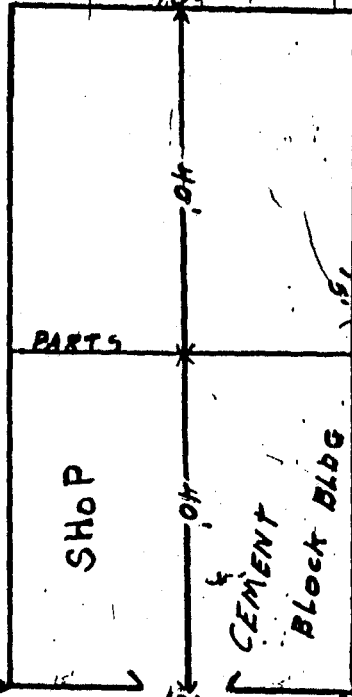
125' ROW DOWNS



DRIVE WAY



2' x 4' SIGN & BLDG



90° ANGLE PARKING

Original Do NOT Remove

20'

ALLEY

210'

20'

20'

62'

10' DOOR

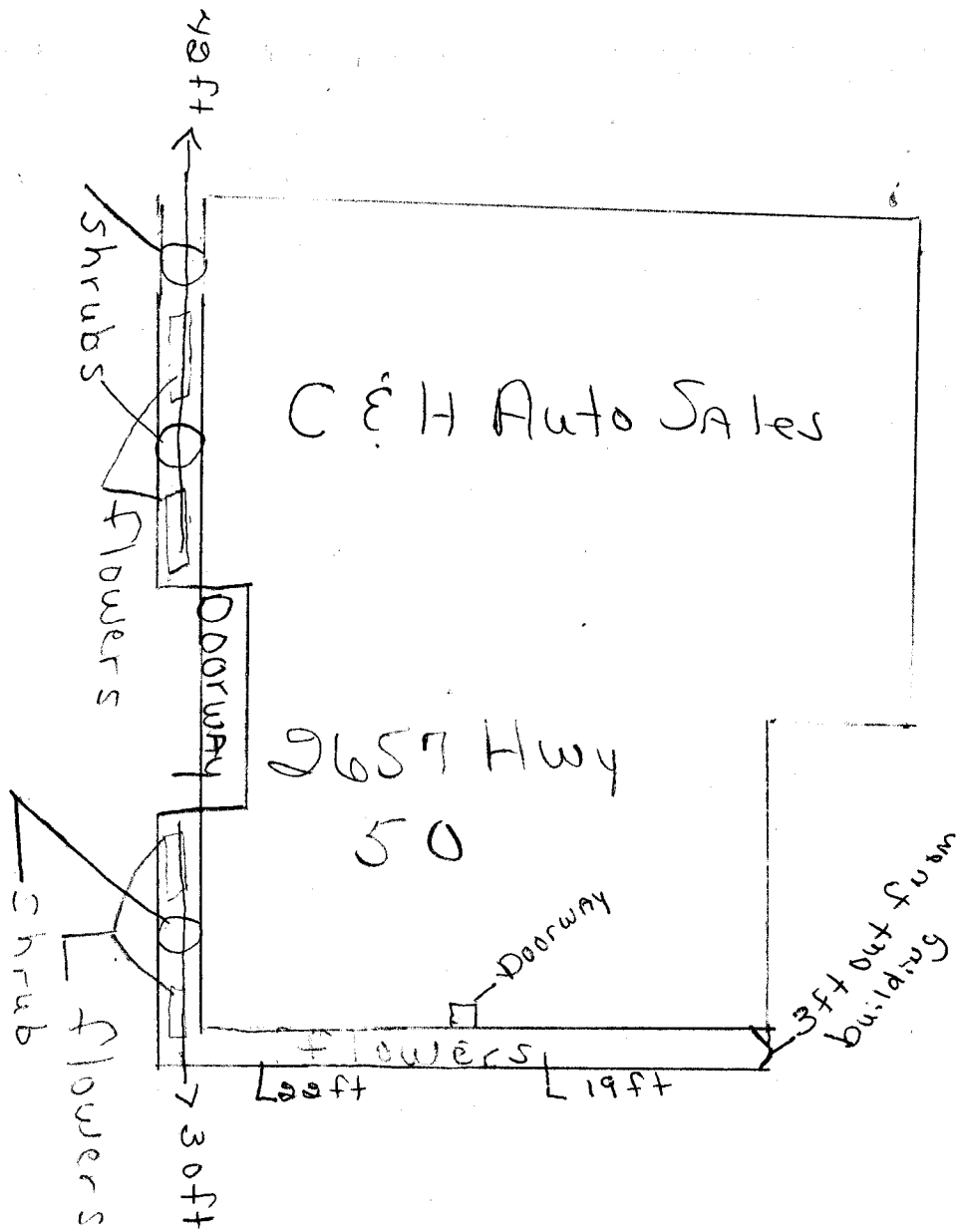
14'

FARM LAND

RES.

Plans for Landscaping Around Building

Fence



Fence

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
AUG 22 1990

60 W 30

ROADWAY

Cafe

SECOND FLOOR 300

Dominguez about 300 ft

House

White CAB

Wash

Wash shed

5/10

2657
Palmer

Shop

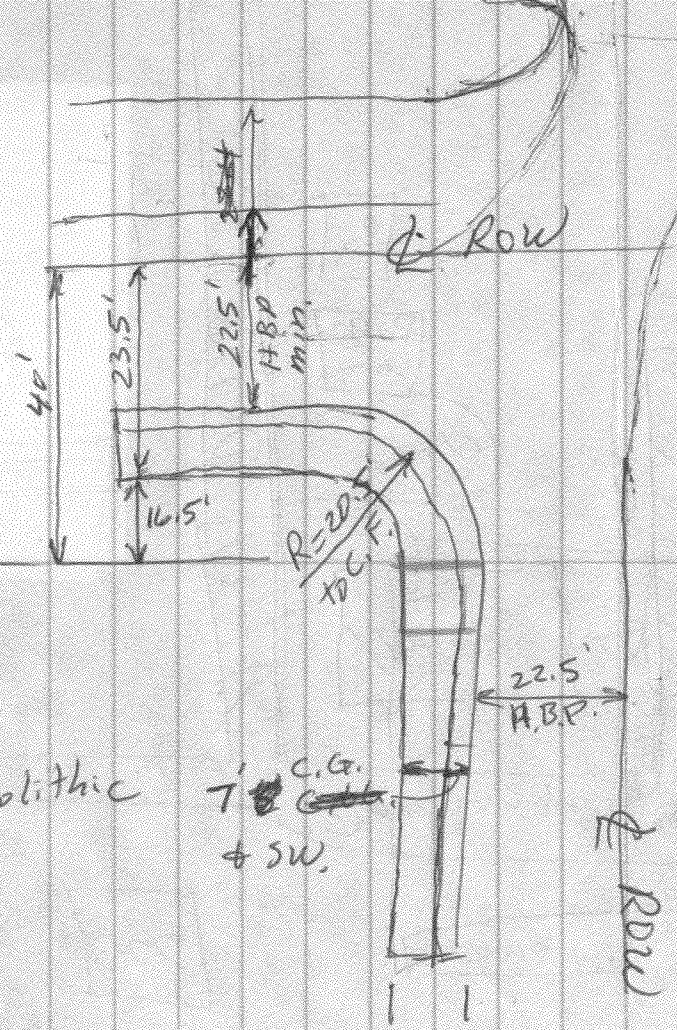
Alley DEAD END

Mr. Cox Brought this in ON MARCH 21ST

1990

40
25
15
16.5

35 ft



Alternative
 curb, gutter, sidewalk along
 radius, then continuous driveway
 cut from there to wherever
 they want to stop pavement.

23.5
16.5
40.0

monolithic

T C.G.
& SW.

Row

REVIEW SHEET SUMMARY

FILE NO. 25-88 TITLE HEADING Conditional Use for Auto Sales and Repair DUE DATE 7/21/88
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Gregory Demers

PETITIONER ADDRESS 2657 Hwy 50 Grand Junction, CO 81503
 ENGINEER n/a

DATE REC. AGENCY COMMENTS

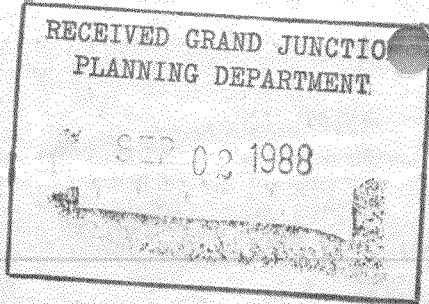
NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

7/21/88	City Engineer	There are no existing street improvements in the right-of-way for Palmer Street south of Highway 50. The City does not, and will not, maintain this right-of-way until acceptable surfacing or other improvements are made.
7/15/88	Mtn. Bell	No objection.
7/14/88	Public Service	Gas and electric have no objections.
7/14/88	Police Dept.	No problems noted.
7/13/88	O.M. Drainage	Orchard Mesa Irrigation District has no objection to the proposed petition.
7/10/88	Building Dept.	The Humbles have applied for a building permit for the proposed building alterations and additions. The permit is ready to be issued with the exception of several clearances that are required. The connected building plans comply with all our requirements.
7/10/88	Public Works	No objections provided petitioner understands that City is not liable for improving or maintaining Palmer Avenue.
7/21/88	Development Dept.	The use (as repair shop, car lot, parts sales) should be appropriate at that site until changes in the neighborhood occur or the existing building is removed. An area of landscaping was discussed at the pre-application conference, but the plan shows nothing. Please provide further details. All signage requires a separate permit by a licensed sign contractor. No off-premise signs are allowed in the H.O. zone.
8/15/88	Fire Dept.	Our department doesn't have any objections to this conditional use as long as adequate access--minimum of 20' clear space around the building for fire protection--and adequate water is there for fire protection. If you have any questions, please call our office.

LATE

MOTION: "MR. CHAIRMAN, ON ITEM #25-88 CONDITIONAL USE FOR AUTO SALES AND REPAIRS IN A HIGHWAY ORIENTED ZONE, I MOVE THAT WE APPROVE THE REQUEST SUBJECT TO STAFF COMMENTS, PROVIDED THAT THE JUNK CARS ARE REMOVED PRIOR TO ISSUANCE OF PERMIT, THAT THE OFF-PREMISE SIGN BE REMOVED AT THE SAME TIME, AND THAT LANDSCAPING BE INSTALLED ON OR BEFORE APRIL 15, 1989."

*Deny again
8/18/88
Sgt
7/22/88*



The Lost Garage
3657 U.S. 50

To all Concerning Dept Heads;

To Mountain Bell, Public Service,
Police Dept, D.M. Drainage, Public works,
We give our many Thanks for their
no objection responses.

To the City Engineer we except
the fact that the city will not
maintain the right of ways entering
and exiting of the business.

To the Building Dept, we understand
that your response was an error
on your company's part. We do not
propose any building alterations or
additions.

To the Fire Dept. We except your
conditions and agree to keep all
weeds, trash etc. picked up, cleaned
and mowed.

To the Development Dept.

We feel the site appropriate
for the uses we have in mind

As for the area in landscaping we do feel we would like to go as cheap as possible, since we do not own the building and it is old. We do plan on planting ever green shrubs surrounded by red rock the total of 45 feet across the front of building and 5 feet out. We are in the process of going through Grand Junction Signs we will have proof of permits and licenses at the time of hearing.

Thank You

Greg Demers
Fast Garage

2657 U.S. 50

Grand Junction

81503



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

August 19, 1988

Mr. Gregory Demers
The Lost Garage
2657 U.S. Hwy 50
Grand Junction, CO 81503

Dear Mr. Demers:

Written response to the review comments must be received at our office by Friday, September 2, 1988. The Planning Commission hearing is September 6, 1988 at 7:30 p.m. Please plan on being there. If no one shows up for this item, Planning Commission will deny the request and we will have to cite you for operating an illegal business.

If you have any questions, please call us.

Sincerely,

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

Kathy Portner
City Planner

KP/tt

Enclosure: Review Comments



March 29, 1990

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

Lewis Cox
C & H Auto
2800 1/2 Elm
Grand Junction, Co. 81501

Dear Mr. Cox:

The property located at 845 Dominquez was given a conditional use permit for automobile sales and repairs on September 6, 1988. This approval was subject to the following: the salvage materials and illegal sign be removed prior to issuance of the permit, and landscaping be installed not later than April 15, 1989.

As the new tenant, you were give information concerning these conditions of approval when we met on March 21, 1990. As discussed, the property was not brought into compliance by the previous tenant, therefore the responsibility is now yours to comply with the regulations of the Highway Oriented (HO) zone and Conditional Use permit issued for auto sales and repairs for this property. Otherwise auto sales and repairs will be not allowed at this location.

The following needs to be completed before May 1, 1990 or revocation of the Conditional Use permit for this property will go to public hearing at the June 5th Grand Junction Planning Commission meeting.

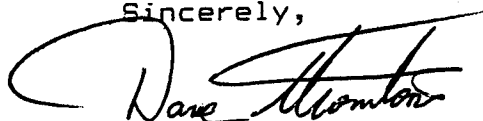
1) All salvage operations are to cease and salvage material removed from the premises. This includes the dozen or more unlicensed vehicles parked in the side and rear yards along with the assorted parts lying on the ground.

2) The C & H Auto sign and the Lost Garage sign must be removed. A sign permit obtained by a licensed sign contractor is required to put up a sign.

3) A landscaping plan needs to be designed to provide 75% of the front yard setback to be landscaped. The front yard setback must be figured for both Dominquez and Palmer streets. This calculates out to be a minimum of 1256 sq. ft. of landscaping needed. The landscaping plan must be approved by our office by May 1st. Once the landscaping plan is approved, 90 days will be given to install the landscaping. Periodic inspections by our office will be performed to determine the progress being made on these requirements and when compliance has been met.

Upon completion of these requirements, continued compliance is mandatory or revocation of the conditional use permit may occur in the future. Please contact Don Newton, City Engineer for City regulations as to any street improvements. He can be reached by calling 244-1559. Thanks for your cooperation and effort to bring this property into compliance.

Sincerely,

A handwritten signature in cursive script that reads "Dave Thornton". The signature is written in dark ink and is positioned above the typed name.

Dave Thornton
Planner I

dlt

Subject: Lost Garage Condition Use Permit

Date: May 8 1990

I met with Lewis Cox of C & H Auto Sales located at 845 Dominquez
formally "Lost Garage" on May 4. The site is looking better, but considerable
cleanup still needs to be completed to meet compliance for the conditional use
permit granted to the property in 1988. Mr. Cox is definitely buying the
property and will close on the deal on May 18th. He now can put more money
into the project and bring it to compliance. I informed him that the permit
could be revoked at the June 5th Planning Commission hearing if the
requirements outlined to him in the letter dated Mar. 29th are not met.
Inspections will be made between now and June 5th to determine compliance. If
the conditions are met, staff will ask P. C. to table the revocation. Photos
were taken.

SENT TO JOHN SHAVER

1->TEXT
ATTMAIL.ASP | VT102 | FDX | 19200 071 | LOG CLOSED | PRINT OFF | ATT3B2-1
|| 6->ADD 8->BODY

CODE ENFORCEMENT SCHEDULE

(ENFORCE.SCH)

Lost Garage - Development Plan

845 Dominquez

Contact: Lewis Cox

245-4948

Conditional Use Completion date for: development plan / removing signs / salvage removal is May 1, 1990.

Site Check Progress:

April 6th -

Rear yard is filled with salvage vehicles and salvage parts. Both signs (Lost Garage and C&H Auto) are still up. Both front yard setbacks have salvage. Vehicles parked in R.O.W. along back fence. Photos taken. Landscaping/Site plan has not been recieved.



4-6-90

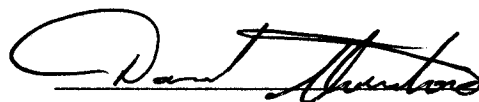
April 13th -
Salvage Vehicles and parts in side & rear yards. Vehicle for sale on North Side of Building. Illegal signs on building still. (Lost Garage & C&H Auto signs). This is very little apparent clean-up between this inspection and the one on April 6th. No new word yet on a development plan from Mr. Cox.



4-13-90

April 20th -

Talked to Mr. Cox on the telephone. They are working on a landscaping/development plan, slowly removing the junk, will know on Monday if they own the property. Wants to meet with me next week. NO SITE CHECK.



4-20-90

April 30th, 1990
~~May 1st~~

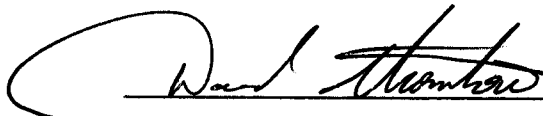
Lewis Cox's daughter called - cancelled appointment for 10 am, Monday, April 30th. Mr. Cox is still out of town. He will call us when he returns.



5-1-90

MAY 3, 1990


Telephoned Mr. Cox and set up an appointment for tomorrow morning 10 am, May 4, 1990



5-3-90

MAY 4th, 1990

MET WITH Mr. COX AT 845 DOMINGUEZ. Site is looking better, but more clean up still needs to be done. Mr. Cox is definitely buying the property and will close on the 18th of MAY. He now CAN put more money into this project and bring it into compliance for the conditional use permit. He was informed that the permit could be revoked at the JUNE 5th PLANNING Commission if the requirements outlined to him in the letter dated MARCH 29, 1990 are not met. Inspections will be made between now & June 5th to determine compliance. If compliance is met, Staff will ask P.C. to table the revocation. PHOTOS WERE TAKEN. C & H AUTO SIGN HAS BEEN REMOVED.


Paul Henderson 5-4-90

Development schedule - Lost Garage - Continued

Completion date for: landscaping

May 25th -

June 15th -

June 29th -

July 13th -

July 27th -

Aug. 2nd -

May 22, 1990 Hand delivered letter dated 5-22-90 to Mr. Cox. He plans to rotate 6 to 8 cars for sale on this property to help cash flow and let people know that he is still in the used car business. He plans to have a sign on the building and will be working with a licensed sign contractor (probably Bud's Signs) for the permit. The site is being cleaned up, although some of the salvage has come from within the buildings, but will be removed from the premises. Photos were taken.

June 27, 1990 Telephoned Mr. Cox. The sale of the property has failed. They have until July 15th to move out or try to swing additional financing.

July 11, 1990 Telephone Mr. Cox to determine status of project since a sign contractor came in for a sign permit for C&H Auto. he does not have to move and will complete the improvements/conditions of approval for the conditional use. He will not be the property owner at least at this time, but will be leasing the property. He told me today, he has hired 4 workers and will have all of the junk removed by the 15th of July. He has also hired someone to do the landscaping plan and will be getting that to us for our review.

July 23, 1990 Site inspection showed a lot of progress with the removal of the salvage, although there is still quite a bit to remove. I talked with Mr. Cox and he is receiving his landscaping/development plan this week from his landscaper. the privacy fence currently hiding the junk will be taken down either this week or next week. All junk will be removed by the end of this week hopefully. I told him I will get back with him at the end of next week.

August 6, 1990 Telephoned Mr. Cox. Landscaping Plan is completed. Should have a copy in his possession tomorrow. He will get us a copy. They are currently hauling more junk out today and could be completely finished by the end of the week. The fence has been removed.

Aug 22, 1990 Received Landscaping PLAN. NOT ACCEPTABLE.
A TOTAL OF 1256 # of LANDSCAPING IS NEEDED FOR COMPLIANCE.
THE PLAN PROVIDES FOR ONLY 339 #. ALSO NO TREES ARE SHOWN
AND A MINIMUM OF 3 IS NEEDED. 3 SHRUBS ARE SHOWN
WHICH IS NOT ENOUGH FOR THE NECESSARY 40% OF LANDSCAPED AREA

MUST BE SHRUBBERY.

May 22, 1990



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

Lewis Cox
C & H Auto
2800 1/2 Elm
Grand Junction, Co. 81501

Dear Mr. Cox:

As per our phone conversation on Friday, May 18, 1990, you mentioned your need to display your cars for sale, but you need more time to comply with the conditions of the conditional use permit granted to the property at 845 Dominquez. A good faith judgement is being made for your benefit to allow you the opportunity to open your business for the sale of used vehicles and auto repairs at the above location. This will remain contingent upon the following conditions:

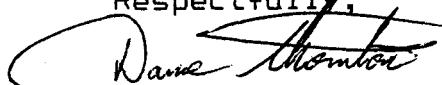
- 1) Continued weekly progress of removing all salvage material from the premises with completion by July 2, 1990.
- 2) Providing a landscaping plan with a minimum of 1256 square feet of landscaping for planning staff approval. This deadline will now extend from the previous deadline of May 1, 1990 to July 2, 1990. Once the landscaping plan is approved, a reasonable timeframe for installing the landscaping will be given.

You are now allowed to use this property located at 845 Dominquez for the sale of used vehicles and auto repairs, but remember that this conditional use is attached to this property and is not a use by right, therefore all conditions apply. If the above conditions are not met or previous conditions (ie. illegal signs) reoccur, revocation of this Conditional Use Permit may occur. If the permit is revoked, the auto sales and repairs business will be shut down, therefore all expense incurred by you in an attempt to comply with the conditions will be your loss.

We will allow you to have signage for your business while you comply with the above conditions. All signs need permits and permits for signs shall be obtained only by a licensed sign contractor.

If you have any questions please contact me at 244-1447.

Respectfully,


Dave Thornton
Planner I

cc: John Shaver, Assist. City Attorney
File #25-88

Date: Thu Jun 28 15:35:02 MDT 1990
Subject: C & H Auto - "Lost Garage Conditional Use"
To: Johns
Content-Length: 581

Yesterday I called Lewis Cox to discuss with him his progress towards compliance of the conditions for the conditional use permit for the property located at 845 Dominquez. He told me the sale of the property has failed and they have until July 15, 1990 to move out or they have to swing some additional financing to purchase the property. I'll follow up in a couple of weeks to see if anything has changed and go from there. He didn't seem very optimistic!

Respectfully,

Dave

#4 1->PREV 2->NEXT 3->PRINT 4->DEL 5->ANSW 6->FORW 7->MOVE 8->DONE
Alt-Z FOR HELP | VT102 | FDX | 19200 071 | LOG CLOSED | PRINT OFF | ATT382-1

August 23, 1990



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

C & H Auto Sales
Lewis Cox
2800 1/2 Elm Avenue
Grand Junction, Colorado 81501

RE: Landscaping Plan

Dear Mr. Cox:

The Landscaping Plan submitted for C & H Auto at 845 Dominquez has not been approved for the following reasons:

- 1) The Plan provides for only 339 sq. ft. of landscaping and a total of 1256 sq. ft. is needed for compliance.
- 2) No trees are shown. Three trees must be planted, one for every 500 sq. ft. of landscaping.
- 3) Only 3 shrubs are shown, yet the City's Development Code requires 40% of the landscaping to contain shrubs.
- 4) No information was given describing the species of plants or size to be planted. The minimum size for shrubs is 5-gallon.

Please respond to the above comments within the next 10 days. A possible solution for #1 above would be to extend the landscaping out, from 3 feet to between 11 and 12 feet from the building. This would give you the minimum square footage needed.

The landscaping Plan shows no provision for some type of curbing around the landscaped areas. I would recommend railroad ties which would also add to beautification effort of the landscaping. If you have any questions, please call.

Respectfully,

A handwritten signature in cursive script that reads "Dave Thornton".

Dave Thornton
Planner



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

November 23, 1994

Berta Jameson
J & J Auto Inc.
8135 S. State
Midvale, UT 84047

Dear Ms. Jameson:

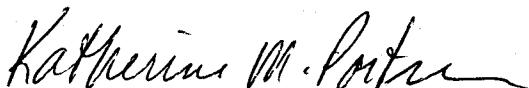
This is in follow-up to our discussion on the outstanding site improvement requirements for the property located at 2657 HWY 50, Grand Junction, CO. In 1988 the site received approval for a Conditional Use Permit for auto sales and repair (City Development File #25-88). The following were conditions of approval:

1. A site plan showing all structures, landscaping, parking and traffic circulation through the property must be submitted to the Community Development Dept. for our review and approval. The minimum required landscaping is 1,256 sq.ft., 40% of which must be in shrubs and must include at least 3 trees.
2. All signs must meet the requirements of the City sign Code. Permits are required for any new signs or changes in existing signs.
3. Any additional paving of the site, building expansion or change in use will require review by the Community Development Department.

Please submit a site plan to our office for review. All of the above conditions must be met and the site plan approved prior to Community Development being able to sign off on your application for sales tax license.

If you have any questions you can call me at 244-1446.

Sincerely,


Katherine M. Portner
Planning Supervisor

file in #75-88



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

June 7, 1995

Berta Jameson
J & J Auto Inc.
2657 HWY 50
Grand Junction, CO 81503

Dear Ms. Jameson:

This is in follow-up to my letter of November 23, 1994 concerning the outstanding site improvement requirements for the property located at 2657 HWY 50. The landscaping as proposed on the attached approved site plan must be installed by October 1, 1995 to avoid Code Enforcement action. The landscaped areas as shown on the plan must include all of the noted shrub areas and at least 4 trees.

I commend you on all the work you've done already on the site to improve the appearance. The addition of the required landscaping will further enhance the site and the Highway 50 corridor.

If you have questions please call me at 244-1446. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Supervisor

xc: Code Enforcement



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

January 26, 1996

Berta Jameson
J & J Auto Inc.
2657 HWY 50
Grand Junction, CO 81503

Dear Ms. Jameson:

This will confirm that the landscaping improvements you completed at 2647 Highway 50 are accepted as meeting the requirements of the original Conditional Use Permit for the site (File #25-88). There are no outstanding requirements.

Once again, I want to commend you on the fine job you've done upgrading the property. Your improvements have certainly enhanced the Highway 50 corridor. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy", is written over the typed name.

Katherine M. Portner
Planning Supervisor

xc: Code Enforcement