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IMPACT STATEMENT/ PROJECT NARRATIVE

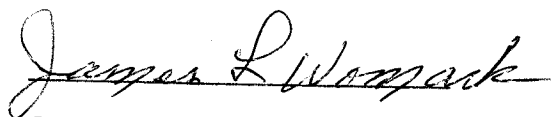
Our proposal is to take the property located at 325 W. Grand Ave. that was formerly operated as a service station several years ago and turn it from an "eye sore" into a nice building and lot site. Preliminary work has already started on cleaning up the building and lot. No reconstruction work is necessary but the building is in need of painting, repairing, and both the building and lot need cleaning. This work is now under way.

The painting, cleaning, and landscaping will brighten the area and be beneficial to the surrounding residents. It will also be compatible to other businesses in the area.

The services to be provided are to sell vehicles and other rolling stock. We shall also do mechanical work and detailing work on cars, trucks, boats, R.V.'s, etc.

The proposal should meet the criteria for special uses.

Sincerely yours,



James Womack, Leasee

Original
Do NOT Remove
From Office

#51 88

Boise Cascade
P.O. Box 50
Boise, ID 83728

Western Slope Beverage Co.
2777 Stemmons Frwy Ste. 1625
Dallas, TX 75356

James A. Holmes
200 W. Grand Ave.
Grand Junction, CO 81505

Ernest D. Buescher
2777 Stemmons Frwy Ste 1625
Dallas, TX 75356

Copag Investment Co.
c/o Gasmat Oil Corp. Co.
P.O. Box 118
Denver, CO 80201

James L. Womack
12952 W. Virginia Ave.
Lakewood, CO 80228

Richard Scariano
Omega Realty
1119 North 1st St. #G
Grand Junction, CO 81505

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From Office

#51 88

8:20

2945-154-09-001
Boise Cascade
P.O. Box 50
Boise, ID 83728

James L. Womack
12952 W. Virginia Ave
Lakewood CO 80228

945-154-02-001
Western Slope Beverage Co.
777 Stemmons FRWY Ste 1625
Dallas, TX 75356

Richard Scariano
Omega Realty
1119 N 11th St
Grand Jct, CO 81505

2945-154-02-002
James A. Homes, Jr.
200 W. Grand Ave.
Grand Junction, CO 81505

945-154- -003
Ernest D. Buescher
777 Stemmons Frwy Ste 1625
Dallas, TX 75356

2945-151-05-008
Copag Investment Co. (C/O Grassmat OIL Corp - Co)
P.O. Box 118
Denver, CO 80201

2945-151-00-092
James Holmes
200 W. Grand Ave.
Grand Junction, CO 81505

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#51 88

REVIEWS SHEET SUMMARY

FILE NO. 51-88 TITLE/HEADING Special Use for Auto Sales & Repair DUE DATE 12/13/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Auto Sales & Repair located at

325 W. Grand Ave. by petitioner James Womack.

PETITIONER ADDRESS Lakewood, CO

ENGINEER _____

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.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/02/88	City Engineer	Several sections of concrete curb and gutter near the intersection of W. Grand and Rice Street are deteriorated and should be replaced. One of the three 35 foot curb cuts on W. Grand should be closed.
12/12/88	Fire Dept.	Our office hasn't any objection to this Special Use. It will not effect the way we would respond in this area.
12/14/88	Building Dept.	I have checked this site and can see no problems as far as our requirements are concerned. Any future construction or remodeling will require a building permit.
12/20/88	Planning Dept.	<ol style="list-style-type: none">1. Since this property is located along a major throughfare into the City and out to the Colorado National Monument, landscaping and aesthetic treatment/improvements are very important.<ol style="list-style-type: none">a. The Grand Junction Zoning & Development Code specifies the amount of landscaping required in the I-1 zone as follows: "Section 4-2-13.C.: Along arterial and collector roadways; a minimum of 75% of the required front yard setback shall be landscaped. On any street where the required setback is less than 5 feet, the landscaping requirement shall be 75% of the first 5 feet along that street. The administrator may approve the landscaping to be located in areas other than the setback, or first 5 feet, as long as the total required square footage is provided and the intents of this Code are met."b. The Planning Department has some degree of flexibility in how and where the required landscape is installed, but the square footage minimum cannot be reduced without a Code variance hearing.c. The total area required for landscaping is 1,785 square feet (based on frontages of 296 feet and 180 feet). The 4 foot high planter will fulfill 750 square feet, leaving a balance of about 1000 square feet.d. The preferred location for the additional landscaping would be along W. Grand Avenue and Rice Street. An 8 foot strip running 80 feet along W. Grand, then turning south for 45 feet along Rice Street would meet the 1000 square foot balance needed. Coordinate the size, location and type of landscaping materials with Mike Sutherland.2. Any signs installed require a separate sign permit by a licensed sign contractor. The proposed locations (as shown on the site plan) do not provide sufficient details to determine whether the signage plan will meet City Sign Codes. Coordinate your plan with Linda Wetzel at City Planning.3. Any improvement work to the street right of way (ROW) such as curb, gutter or sidewalks will require a permit from the City Engineer's office.4. All Uniform Building Codes (UBC) and Uniform Fire Codes

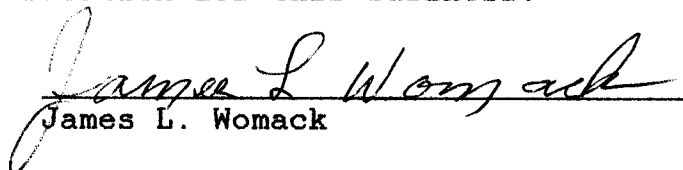
*Sent
12/21/88*

4. (UFC) must be met for any remodeling work on the building.
5. There have been no negative responses to this proposal received by City Planning. As soon as the agency concerns regarding ROW improvements and landscaping details have been met, the Special Use Permit can be issued for the use as proposed.

MEMO

TO: THE GRAND JUNCTION PLANNING DEPARTMENT
FROM: JAMES L. WOMACK
DATE: JANUARY 20, 1989
RE: FILE #51-88

I would like to remove my Special Use request, #51-88 for Auto Sales and Repair, located at 325 W. Grand Ave. from consideration. I am now looking for another location for this business.


James L. Womack

1-20-89
LW