## **Table of Contents**

Fil	e_19	88-0051 Name: 325 West Grand Avenue – Joe Womack – SUP-Auto Sales & Repair
r e s e n t	S c a n n e d	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.  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.  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
		Review Sheet Summary
,		Application from
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
-		Reduced copy of final plans or drawings
X	X	Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		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 approval (pertaining to change in conditions or expiration date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X	X	Action Sheet
X	X	Review Sheets
X		Development Summary
X		Review Sheet Summary
X		Notice of Special Use Application – 12/13/88
X		Lease – Lessee - James Womack - Lessor – Boise Cascade Corporation  Development Application - 11/29/88
X	X	Memo from James Womack to Planning Department re: pulling application –
		1/20/89
X		Site Plan (not scanned – pulled)

## IMPACT STATEMENT/ PROJECT NARRATIVE

Our proposal is to take the property located at \$25 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

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

945-154-02-001 Western Slope Beverage Co. 2777 Stemmons FRWY Ste 1625 Tallas, TX 75356

2945-154-02-002 james A. Homes, Jr. >00 W. Grand Ave. Grand Junction, CO 81505

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

2945-151-05-008 Copag Investment Co. (/o Gasmat OIL Corp. 60 f.O. Box 118 Trenver, CO 80201

2945-151-00-092

James Holmes

200 W. Grand Ave.

Grand Junction, CO 81505

Lance L. Womach ANG 12952 D. Virgnin ANG Lat Lahrwood CO 80226

Richard Scarians
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Grand Det, 6081505

## REVILW 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 pe	stitioner James Womack.
PETITION	IER ADDRESS Lakewood, CC	)
ENGINEER	R	
DATE REC	AGENCY	COMMENTS
NOTE:	WRITTEN RESPONSE BY T A MINIMUM OF 48 HOURS	HE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED SPRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.
2/02/88	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.
2/12/88	Fire Dept.	Our office hasn't any objection to this Special Use. It will not effect the way we would respond in this area.
2/14/88	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.
2/20/88	Planning Dept.	<ol> <li>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.</li> <li>The Grand Junction Zoning &amp; Development Code specifies the</li> </ol>
		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 that 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 that 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 addtional 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 Wetizel at City Planning.

Sent 2/2/1/81

4. All Uniform Building Codes (UBC) and Uniform Fire Codes

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.

Page 2 Review Sheet Summary #51-88 Special Use for Auto Sales & Repair Jim Womack

- 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.

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## 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 NN