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File 1989-0051

Name: 489 1/2 & 491 28 1/2 Road - Special Use for Emergency Vehicle Service

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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
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
		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 Sheet Summary			
X		Review Sheets			
X		Development Application - 9/15/89			
X	X	Fence Permit			
X	X	Site Plan			
X		Appraisal - Brown & Company			
X		Deed - Paulus Construction Co. Inc. conveys to Lee O. Kelley and Helen E. Kelley - 10/7/86			
X		Statutory Deed - Full House, A Colorado Joint Venture to Lee O. Kelley - 5/10/89			
X		Opposition Petition - 9/27/89			
X		2 Letters of opposition - 10/5/89			
X	X	Letter from Kathy Portner to Val Rupp re: request to review location for safety - 10/23/89			
X	X	Letter from Kathy Portner to Lee Kelley re: SUP approved with conditions- 10/24/89			

#51 89

PROJECT NARRATIVE

CITY OF GRAND JUNCTION
PLANNING DEPARTMENT

RE: Quality Ambulance Expansion
September 15, 1989

Lee Kelley, Owner of Quality Ambulance Service and the subject properties, desires to expand his facility at 489 1/2 28 1/2 Road onto property directly adjacent to the north at 491 28 1/2 Road. The proposed facility, when complete, will employ a staff of five to seven people and six to seven emergency vehicles. Calls currently average four to five daily from the facility. The business has operated at its existing location, 489 1/2 28 1/2 Road, for five years without any problems.

Exit/entry access for the emergency vehicles is to remain in its existing location on the southern side of 489 1/2 28 1/2 Road (see Site Plan). All other vehicle circulation is for on-site or accessory circulation by employees only.

The owner desires to construct an ambulance maintenance shop (Phase I) this year on 491 28 1/2 Road. Phase II construction, to occur possibly in 1991 or 1992, will be an ambulance storage facility. All utilities are currently on both sites. Existing landscaping to remain on both properties is comprised of tall, mature trees, mature shrubs and grass, and amounts to ±15% of the total land area.

DESIGN SPECIALISTS
For Quality Ambulance Service

#51 89

Original
Do NOT Remove
From Office

2943-181-01-012
STROMPOLIS CO.
917 Main Street
Grand Junction, CO 81501

2943-181-02-001
LEE O. KELLEY
1909 N. Road
Fruita, CO 81521

2943-181-02-004
THEODORE & WANDA VIALPANDO
2345 Hill Avenue
Grand Junction, CO 81501

2943-182-00-007
EMPIRE SAVINGS & LOAN
c/o Commercial Federal S & L
2120 So. 72nd Street
Omaha, NE 68124

2943-182-00-078
UNITED BANK OF GRAND JUNCTION
P. O. Box 1568
Grand Junction, CO 81502

2943-181-01-013
ROBERT L. DORSSEY
P. O. Box 622
Grand Junction, CO 81502

2943-181-02-002
JOE A. JONES
189 Morning Star
Parachute, CO 81635

2943-181-02-012
AFTON C. BRANSCOM
3027 F 3/4 Road
Grand Junction, CO 81504

2943-182-00-027
RON L. TOUVE
582 29 3/8 Road
Grand Junction, CO 81504

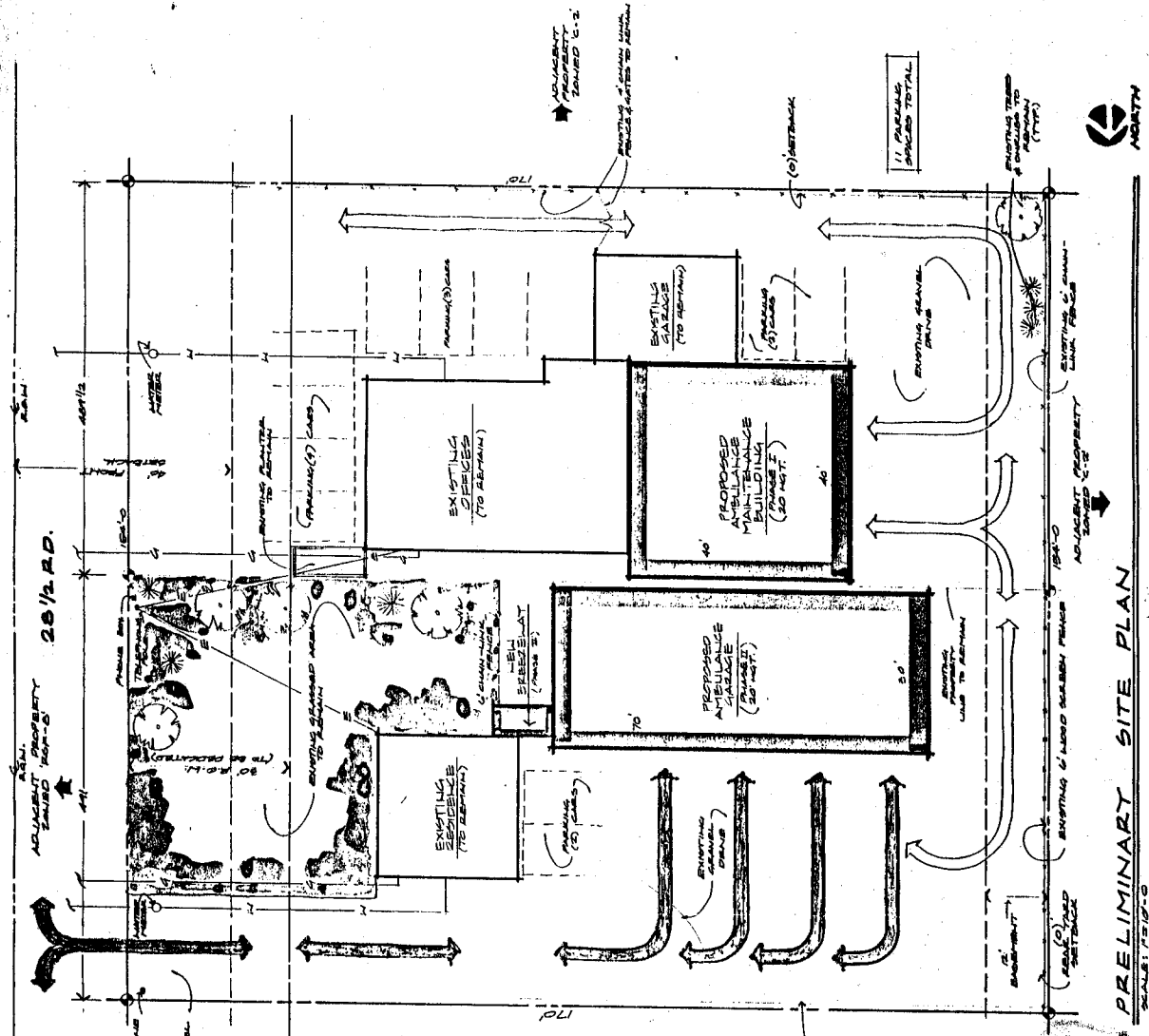
2943-182-00-079
MARGARET MILLER
2845 North Avenue
Grand Junction, CO 81501

2943-181-01-017
BUTTOLPH, AVERIAL, SELOVER, et al
c/o Omega Realty
1119 N. 1st Street
Grand Junction, CO 81501

2943-181-02-003
MONTE & KATHLEEN McCALLISTER
716 Brassie Drive
Grand Junction, CO 81506

2943-181-02-021
MORRIS P. TREAT
118520 South Avenue 3E
Yuma, AZ 85365

2943-182-00-028
JOSEPH W. & BERTHA B. COTTON
607 N. 6th Street
Grand Junction, CO 81501



PRELIMINARY SITE PLAN
SCALE: 1/8" = 1'-0"

Approved

PRELIMINARY VEHICLE TRAFFIC PLAN
 PRELIMINARY TRAFFIC PLAN



QUALITY AMBULANCE SERVICE • 491 & 409 1/2 25 1/2 ROAD • GRAND JUNCTION, COLORADO •

10-9-08 EPM





Shamrock Motel & Mobile Home Park

2845 NORTH AVE.

GRAND JCT., COLO.

September 27, 1989

Grand Junction Planning Dept.
250 North 5th St.
Grand Junction, Co. 81501

RE: 51 89

Gentlemen:

I have operated the mobile home park at 2845 North Avenue for over twenty years and have paid taxes all during this time. My tenants have also paid taxes. Since Quality Ambulance moved in on 28½ Road we have been subjected to the noise of their sirens 24 hours a day. Most of my tenants are elderly people and we object to the business and to the expansion of the business.

I am sure they could find a location better suited to their needs and where they will not be the nuisance that they are now.

Yours truly,

Patricia Miller

Patricia Miller

Re # 51 89

September 27, 1989

I am a tenant at the Shamrock Mobile Home Park at 2845 North Ave. Since Quality Ambulance moved in on 28½ Road I have had to listen to sirens day and night. I am not in favor of having even more to disturb what little peace that is left.

Melvin Cobb # 30

Irene Sarage # 29

Mable E. Van Hook

Kathy Caples # 3

Jane Shudd # 9

Flora Hubbard by Grace Fitch # 10

Robert H. Feltus # 16

Kathy Neekerson # 6

Mildred E. Wilis # 20

Eugene Robinson # 20

Jack Cobb. # 22

William DeVoth # 8

Mr R. Duff # 21

Edna M. Magruder # 19

Louis M. Jobst # 17

RECEIVED 15 AND JUNCTION
PLANNING DEPARTMENT
OCT 01 1989

REVIEW SHEET SUMMARY

FILE NO. 51-89 TITLE/HEADING Special Use / Quality Ambulance DUE DATE _____

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Special Use for Emergency Vehicle
Service - Lee Kelley - 489 1/2 & 491 28 1/2 Road

PETITIONER ADDRESS 489 1/2 28 1/2 Road, Grand Junction, Colorado

ENGINEER Design Specialists, Architects and Planners, 917 Main St, Grand Jct, Colo

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.

DATE REC.	AGENCY	COMMENTS
10/05/89	Planning/Development	<p>Although this proposed use is in a commercial zone, there are residential zones and uses nearby. The use could be compatible with the neighborhood except for the possible adverse impact of noise. Is it possible to reduce that impact by limiting the use of sirens in the immediate area? This is of special concern to the neighbors in the adjacent mobile home park.</p> <p>Prior to issuance of a building permit, the Parks and Open Space fee must be paid and the required ROW dedicated.</p> <p>A revocable permit will be required for the landscaping and fencing in the dedicated ROW.</p> <p>A dust-free surface is required for all parking areas. If paved, the spaces must be striped. If graveled, the spaces must be delineated with parking blocks.</p> <p>The planter box north of the existing offices must be planted and maintained. The existing landscaped area must be maintained in a healthy condition.</p> <p>The wood screen fence along the west property line appears to be only 5 ft. in height. A 6 ft. fence may better buffer the mobile home park.</p>
10/05/89	City Attorney	No comments at this time.
09/22/89	Parks & Rec Dept.	Appraisal is acceptable and in order. 2 1/2% open space fee - \$1,007.50.
09/25/89	City Police Dept.	No problems noted.
10/04/89	Utilities Engineer	<ol style="list-style-type: none">1. There is adequate water and sewer service in 28 1/2 Road to provide required utilities.2. A separate service line for sewer will be required from the "Ambulance Maintenance Building" to the public sewer (Sec 25-26).3. A grease trap will be required in the maintenance building and the ambulance garage if there are floor drains in either building. (Sec 25-35)4. The Plant Investment Fee will need to be reviewed when the final plan is submitted.

RESPONSE NECESSARY
by October 23, 1989

10/06/89	Utilities Engineer	<ol style="list-style-type: none">1. A final review of the building layout will be required by the Utility Department to determine if the existing E.Q.U. is sufficient or needs to be revised based on the enlargement of the operation. This will need to be done prior to the issuance of a building permit.2. All items from initial review apply to new layout.
09/27/89	Fire Dept.	<p>We do not have a problem with this Special Use request at this time.</p> <p>Adequate access for our emergency vehicles if needed must be maintained at a minimum clear width of 20' at all times to all buildings on the property. All of the building and fire codes must be followed to ensure proper separation between occupancy classifications are being followed.</p> <p>A fire flow will need to be done to determine if adequate fire protection is provided.</p> <p>If you have any questions please call.</p>
10/09/89	Fire Dept.	<p>The revised plan gives the Fire Dept. the access needed on first review.</p>
10/05/89	Building Dept.	<p>No Objections. I have spoken with Mr. Kelley and Design Specialists about this matter on several occasions. They are aware of our requirements.</p>
09/22/89	Public Works	<p>The developer will need to dedicate the east 30 feet of the subject parcels to the City for roadway and utilities right-of-way purposes. The attached legal descriptions should be used, and the conveyance shall be made by a general warranty deed. The petitioner will assume the responsibility of depositing the deed with the Mesa County Clerk and Recorder, but only after the same has been reviewed and approved by this office.</p>
10/16/89	City Engineer	<p>In accordance with Ordinance no. 2349, the property owner will be required to dedicate 30' of right-of-way on the west side of the monument line along the entire property frontage on 28 1/2 Road.</p> <p>I will need to see a drainage and grading plan for the site. Where does surface runoff go and by what means?</p> <p>The parking and driveway areas on the site should be paved as the site is developed. A considerable amount of traffic will be generated from this site.</p>

RESPONSE NECESSARY
by October 23, 1989

REVIEW SHEET SUMMARY

FILE NO. 51-89 TITLE/HEADING Special Use / Quality Ambulance DUE DATE _____

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Special Use for Emergency Vehicle

Service - Lee Kelley - 489 1/2 & 491 28 1/2 Road

PETITIONER ADDRESS 489 1/2 28 1/2 Road, Grand Junction, Colorado

ENGINEER Design Specialists, Architects and Planners, 917 Main St, Grand Jct, Colo

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.

10/05/89	Planning/Development	Although this proposed use is in a commercial zone, there are residential zones and uses nearby. The use could be compatible with the neighborhood except for the possible adverse impact of noise. Is it possible to reduce that impact by limiting the use of sirens in the immediate area? This is of special concern to the neighbors in the adjacent mobile home park.
	<i>- SEE ATTACHED -</i>	
	<i>OFFICE CONTACTED PROCESS STARTED</i>	Prior to issuance of a building permit, the Parks and Open Space fee must be paid and the required ROW dedicated. A revocable permit will be required for the landscaping and fencing in the dedicated ROW.
	<i>PARKING BLOCKS TO BE INSTALLED AT TIME OF CONSTRUCTION, ALSO SEE (2)</i>	A dust-free surface is required for all parking areas. If paved, the spaces must be striped. If graveled, the spaces must be delineated with parking blocks.
	<i>YES, to be done and MAINTAINED</i>	The planter box north of the existing offices must be planted and maintained. The existing landscaped area must be maintained in a healthy condition.
	<i>6' FENCE UNDER CONSTRUCTION</i>	The wood screen fence along the west property line appears to be only 5 ft. in height. A 6 ft. fence may better buffer the mobile home park.
10/05/89	City Attorney	No comments at this time.
09/22/89	Parks & Rec Dept.	Appraisal is acceptable and in order. 2 1/2% open space fee - \$1,007.50.
09/25/89	City Police Dept.	No problems noted.
10/04/89	Utilities Engineer	1. There is adequate water and sewer service in 28 1/2 Road to provide required utilities. 2. A separate service line for sewer will be required from the "Ambulance Maintenance Building" to the public sewer (Sec 25-26).
	<i>BUILDING(S) WILL BE ATTACHED TO EXIST. STRUCTURE(S).</i>	
	<i>YES, TO BE INSTALLED AT TIME OF CONSTRUCTION.</i>	3. A grease trap will be required in the maintenance building and the ambulance garage if there are floor drains in either building. (Sec 25-35)
	<i>TO BE SUBMITTED AT TIME OF CONSTRUCTION</i>	4. The Plant Investment Fee will need to be reviewed when the final plan is submitted.

RESPONSE NECESSARY
BY October 23, 1989 BLDG PERMIT.

10/06/89 Utilities Engineer

(12)

TO BE SUPPLIED

1. A final review of the building layout will be required by the Utility Department to determine if the existing E.Q.U. is sufficient or needs to be revised based on the enlargement of the operation. This will need to be done prior to the issuance of a building permit.

2. All items from initial review apply to new layout.

09/27/89 Fire Dept.

* SEE (15) BELOW
20' ACCESS TO BE PROVIDED

We do not have a problem with this Special Use request at this time.

Adequate access for our emergency vehicles if needed must be maintained at a minimum clear width of 20' at all times to all buildings on the property. All of the building and fire codes must be followed to ensure proper separation between occupancy classifications are being followed.

TO BE DONE AT TIME OF CONSTRUCTION.

A fire flow will need to be done to determine if adequate fire protection is provided.

If you have any questions please call.

10/09/89 Fire Dept.

* The revised plan gives the Fire Dept. the access needed on first review.

10/05/89 Building Dept.

No Objections. I have spoken with Mr. Kelley and Design Specialists about this matter on several occasions. They are aware of our requirements.

09/22/89 Public Works

TO BE DONE, OFFICE CONTACTED, PROCESS STARTED

The developer will need to dedicate the east 30 feet of the subject parcels to the City for roadway and utilities right-of-way purposes. The attached legal descriptions should be used, and the conveyance shall be made by a general warranty deed. The petitioner will assume the responsibility of depositing the deed with the Mesa County Clerk and Recorder, but only after the same has been reviewed and approved by this office.

10/16/89 City Engineer

TO BE DONE PROCESS STARTED.

In accordance with Ordinance no. 2349, the property owner will be required to dedicate 30' of right-of-way on the west side of the monument line along the entire property frontage on 28 1/2 Road.

EXISTING DRAINAGE PATTERN TO REMAIN (SEE ATTACHED)

I will need to see a drainage and grading plan for the site. Where does surface runoff go and by what means?

The parking and driveway areas on the site should be paved as the site is developed. A considerable amount of traffic will be generated from this site.

ALL AREAS, NOT ALREADY GRAVELED, WILL RECEIVE COMPACTED ROADBASE WITH GRAVEL COVER, THAT WILL BE MAINTAINED.

RESPONSE NECESSARY
by October 23, 1989

OFF O ACTION SHEET



Acres _____
Units _____
Density _____

File No. _____
Zone C-2
Tax Parcel Number
2943-182-00-025, 026

SPECIAL USE

Activity Special Use for Quality Ambulance Service
Phase Final
Common Location 489 1/2 S 49th St 28 1/2 Rd

Date Submitted 9/20/89 Date Mailed Out Revised 10/5 Date Posted _____
_____ day Review Period Return by 10-11-89 1 - don't need item
Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____
Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

review agencies

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA BB CC DD EE FF GG

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	
● Development Dept.	●	●	●	●	●																													
● City Public Works	●	●																																
● City Engineer	●	●																																
○ Transportation Engineer	●	●																																
● City Parks/Recreation	●	●																																
● City Fire Dept.	●	●																																
● City Police Dept.	●	●																																
○ County Planning	●	●																																
○ County Engineer	●	●																																
○ County Health	●	●																																
○ County Parks/Recreation	●	●																																
○ Comprehensive Planning	●	●																																
○ Floodplain Administration	●	●																																
○ G.J. Dept. of Energy	●	●																																
○ Walker Field	●	●																																
○ School District	●	●																																
○ Irrigation	●	●																																
○ Drainage	●	●																																
○ Water (Ute, Clifton)	●	●																																
○ Sewer Dist. (FV, CGV, OM)	●	●																																
○ Mountain Bell	●	●																																
○ Public Service (2 sets)	●	●																																
○ State Highway Dept.	●	●																																
○ State Geological	●	●																																
○ State Health Dept.	●	●																																
○ GJPC (7 packets)	●	●																																
○ CIC (9 packets)	●	●																																
● OTHER Utility Engineer	●	●																																
● City Attorney	●	●																																
● Building Dept.	●	●																																
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○																																		
○																																		

11/22/89
mace

totals

BOARDS DATE 10-27-89 Letter Approval

STAFF Kathy - 244-1446

APPLICATION FEE REQUIREMENTS



\$115.00 payable to the City of Grand Junction at time of submittal



MEMO

10-20-89

RE: QUALITY

AMBULANCE

SPECIAL USE

PERMIT RESPONSE

489 1/2 28 1/2 Rd

CITY OF G.J.
 PLANNING DEPT.
 250 N. FIFTH ST.
 G.J., COLO. 81501

①

IT IS CURRENTLY 'QUALITY AMBULANCES' POLICY FOR THEIR DRIVERS NOT TO ENGAGE THEIR SIRENS UNTIL THEY APPROACH NORTH AVE. (NORTH EXIT) OR UNTIL THEY APPROACH THE 'I-70 BUSINESS LOOP' (SOUTH EXIT), UNLESS, OF COURSE, IT IS NECESSARY SOONER.

THE PETITIONER REALIZES THAT THEIR ARE RESIDENTIAL AREAS AROUND HIS OPERATION, AND ATTEMPTS TO LIMIT SIREN USE.

THE CITY OF G.J. FIRE DEPT. HAS TWO (2) STATIONS; #s 2 & 13, THAT ARE IN SIMILAR SITUATIONS/AREAS THAT AVERAGE THE SAME # OF CALLS AS QUALITY AMBULANCE DOES (4-5/DAY), AS DESCRIBED IN THE 'PROJECT NARRATIVE'. (COPY ATTACHED)



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

October 23, 1989

Val Rupp
Mesa County School District #51
2115 Grand Avenue
Grand Junction, CO 81501

Dear Mr. Rupp:

The Planning Department is currently reviewing a Special Use Application to expand the existing Quality Ambulance facility at 489 28 1/2 Road. It has been brought to our attention that there is a school bus stop directly across from the facility on the corner of 28 1/2 Road and Belford. Please review that location for safety and consider moving the stop one block south.

Thank you for your consideration.

Sincerely,

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

Kathy Portner
Planner

/kp
Attachments

xc: Monte & Kathleen McCallister
Priscilla D. Knight



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

October 24, 1989

Lee Kelley
1909 N Road
Fruita, CO 81521

Dear Mr. Kelley:

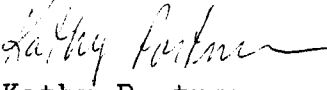
Your request for a Special Use Permit for an emergency vehicle service at 489 1/2 and 491 28 1/2 Road has been approved. Although we recognize there are residential uses nearby, this facility is in a commercial zone and seems appropriate. However, the use of sirens in the immediate neighborhood should be limited whenever possible. The proposed "dust-free" surface for the parking area will be acceptable as per the Zoning and Development Code (Section 5-1-4.A). Prior to issuance of a building permit the following conditions must be satisfied:

1. Parks and Open Space fee must be paid.
2. The required ROW must be dedicated and a revocable permit issued.
3. Final plans must be reviewed and approved by the Utility Engineer and all utility fees paid.
4. Final plans must be reviewed and approved by the Fire Department.
5. The final drainage and grading plan must be reviewed and approved by the City Engineer.

Before the Certificate of Occupancy (C.O.) is issued all site improvements must be completed, including the fencing, landscaping and parking blocks.

Thank you for your cooperation through this process.

Sincerely,


Kathy Portner
Planner

/kp
xc: Don Newton, City Engineer
Charlie Meek
File #51-89