



#31 90

Premier Services Ambulance Inc. is proposing that a special use permit be issued for an Ambulance Service located at 1048 Independent Ave. to be effective July 1, 1990.

This will be a privately owned service that will provide Emergent and Non-Emergent Ambulance services to the public.

The area is zoned C-2 commercial which allows this special use. The property to the North is vacant land, to the south is a R.V. sales lot, to the East is a trailer park, and to the West is more office/warehouse space and a vacant lot.

This property allows for very safe and easy access to both 25 1/2 Rd. and Independent Ave. This is essential for safe emergency vehicle operation. The property is located near major traffic routes to expedite responses to all areas of this city.

25 1/2 Rd. and Independent Ave. are routinely used now by Emergency vehicles responding to 911 calls, there should be little impact on the area that is already accustomed to Emergency vehicle responses.

The property located at 1048 Independent Ave. is a multi-unit office/warehouse Premier Services Ambulance Inc. proposes that,

- 1). Emergency vehicle traffic will enter onto 25 1/2 Rd. via the driveway on the south side of the property. We estimate 5 emergency responses per 24 hr. day. Siren usage will be at driver discretion. Currently we average 3-4 non-emergent transports per day, combined we project 8-10 calls per day.

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2). All remodeling of office space will be completed prior to move-in, and will be up to building department standards, and will be completed by a licensed contractor.

3). All maintenance and grounds up keep will be provided by Independence Plaza.

The building will be used as a business location for a private ambulance service, but its primary use will be that of a crew residence; Staffing will be 24 hrs. per day with crews required to work a 12 hr. shift. Each crew consists of 2 people. There will be 1-24 hr. unit and 1-12 hr. unit. Crews will eat and be stationed at these quarters. There will be kitchen, shower and rest facilities.

There will be occasional walk in customers to pay bills but, there will be no type of retail sales.

Original  
Do NOT Remove  
From Office

# 31 90

Pavlakis & co.  
5670 E. Evans Ave.  
Denver, Co. 80222

Holly H. Brown  
2660 Sacoma Ct.  
Grand Jct. Co. 81506

Gerld M. Greenberg  
c/c ECD Co.  
30 S. Havana #307  
Aurora, Co. 80012

Robert Wilson  
P.O. Box 604  
Grand Jct. Co. 81502

West Lake Partners  
830 Independent Ave.#44  
Grand Jct. Co. 81505

Independence Ave.

25 1/2 Rd

West Lake  
Trailer Park  
C-2

RV Sales  
Lot  
C-2

Storage Storage Asphalt

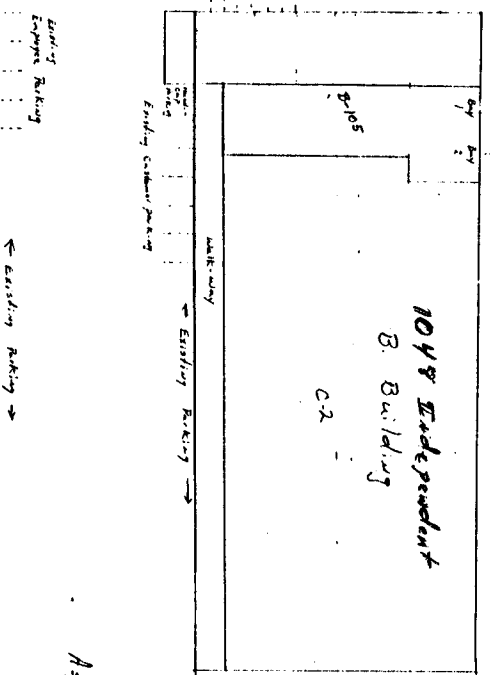
Asphalt

1048 Independence  
B. Building  
C-2

1048 Independence  
A. Building  
C-2

Asphalt

C-2



Original  
 Do NOT Remove  
 FROM Office  
 # 31 90

Premier Service Architects	1500
1200 4th	1500
615 90	1





*Copy*

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

September 22, 1992

David Anderson  
Premier Ambulance of Grand Junction  
P.O. Box 1974  
Grand Junction, CO 81502

Dear David:

The Special Use Permit issued for your ambulance service located at 1048 Independent Avenue (file #31-90) included the provision of emergent and non-emergent services from that location. A maximum number of units was not specified. Therefore the addition of a transport unit to operate from that site would be allowed under the original Special Use Permit.

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

Sincerely,

Katherine M. Portner  
Senior Planner



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