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File 1991-0010

Name: Jim Fuoco Motor Company - Landscape Variance-2586 Highway 6 & 50

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS
r **e** retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development
e **s** file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will
n **e** be found on the ISYS query system in their designated categories.
n **d** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
t **d** Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for
the contents of each file.

X	X	Table of Contents
X	X	Review Sheet Summary
		Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
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		Appraisal of raw land
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		Other bound or non-bound reports
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		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Development Summary - 2/5/91	X	X	Memo from Mark Achen to Karl Metzner re: Fuoco landscaping-12/12/91
		Planning Commission Agenda for 2/5/91 meeting	X	X	Letter form Karl Metzner to James Fuoco re: deficiencies of building requirements - 1/7/92
X	X	Letter from Karl Metzner to Larry Badini re: planning Clearance for sales office at 901 North 1 st Street - landscaping will be required-10/13/93	X	X	Letter from James Fuoco to Bennett Boeschstein , C.D. director re: Complaint letter - 1/16/92
X		3 Planning Clearance - **	X	X	Certification of Occupancy - 5/18/93
X	X	Planning Commission Minutes - 2/5/91 - **	X		Electrical Plans
X	X	Colorado Dept. of Transportation - State Highway Access Permit - 10/30/97	X	X	Parking & Planting Plan - drafts also (not scanned)
X	X	Fuoco Summary - no date	X		List of deciduous shrubs
X	X	Memo from Angeline Barrett, Community Dev. to City Council for Workshop re: preliminary for landscape plans	X		Letter from Linda Weitzel, planning tech to Robert Turner re: requirements for approval - 11/1/90
X	X	Letter From Jan Koehn to James Fuoco re: plants needed to meet code - 7/30/92	X	X	Memo from Mark Achen to Greg Trainor re: Fuoco Motors Waterline -11/5/90

FUOCO SUMMARY

- 10-30-90- Initial Planning Clearance for Fuoco Motors received. Indicates 27,900 sf building, 175,000 sf lot. for car dealership.
- 11-1-90- Letter to Robert Turner (copied to Fuoco), approving the Planning Clearance with conditions for landscape and parking plan submittal. It was also noted that no Certificate of Occupancy would be issued until all concerns of the C.D. Dept. were met.
- 12-28-90- Letter received from Fuoco to C.D., requesting a variance to landscape standards due to pitch from trees.
- 1-11-91- New Planning Clearance request for additional building, indicates 2,500 sf bldg, 200,000 sf lot.
- 2-4-91- Letter from Dan Wilson to Fuoco explaining reasons why no sign permit had been issued to date (prohibited sign).
- 2-4-91- Letter from Greg Trainor to Fuoco regarding utility installations and who maintains responsibility.
- 2-5-91- Planning Commission hearing on Fuocos appeal for relief from landscaping. Planning Commission denies the appeal and requires that landscaping be installed in accordance with the Zoning & Development Code.
- 2-5-91- Memo to Mark Achen from Bennett B. summarizing the Fuoco issues, specifically planning clearances, sign permits, site plan approvals, and water line issues.
- 2-8-91- Letter to Fuoco from Karl Metzner, confirming that Fuoco is not appealing Planning Commissions decision to Council. Correspondance also states that Metzner and CSU Extension Office can aid Fuoco in the development of a landscape plan which will meet Code.
- 2-8-91- Letter from Bennett B. to Fuoco, summarizing Fuoco's Council appearance regarding water lines. Also states that Fuoco's proposed sign (flashing electronic panel) is not allowed by Code.
- 4-2-91- Landscape plan, submitted and approved.
- 11-7-91- Karl Metzner meets with Councilman Bennett and Fuoco at Fuocos site to review landscaping prior to issuance of a C.O. Metzner finds that the existing landscaping does not meet the landscape plan which was submitted and is deficient in quantity and size of plantings.

Fuoco Summary, page 2

- 1-7-92- Letter to Fuoco from Metzner summarizing the landscaping deficiencies and requiring a revised landscape plan. Deadline for compliance and installation of required landscaping set for May 1, 1992.
- 1-16-92- Letter from Fuoco to Bennett B. complaining of potential enforcement action against him which he feels is unjustified.
- 5-8-92- Fuoco's property reinspected for compliance. The property does not yet meet code requirements for complying with the approved landscape plan, minimum size requirements not met for tree and shrub size, and failing to provide adequate shrub coverage.
- 5-20-92- Letter to Fuoco from Metzner advising of such and stating that enforcement action could commence if a written request for a thirty day extension was not received.
- 7-15-92- Letter and Official Notice of Violation sent to Fuoco from Jan Koehn, stating that compliance was expected by no later than August 3rd.
- 7-29-92- Dave Thornton, Jan Koehn and Fuoco meet at the property. Fuoco has new landscape plan prepared showing his existing planting and proposed future plantings. Fuoco agrees to supplement his landscaping beneath his sign with twelve to eighteen more shrubs by August 5, 1992.
- 7-31-92- Letter sent to Fuoco summarizing the meeting of 7-29.

DATE SUBMITTED: 10-30-90

PERMIT # 37349

FEE \$300

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2586 HWY 6#50

SQ. FT. OF BLDG: 27,900

SUBDIVISION: CARPENTER SUB #1

SQ. FT. OF LOT: 175,000

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-151-00-080

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: JIM FUGLO

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 748 Nth 1st

PHONE: 242-1571

DESCRIPTION OF WORK AND INTENDED USE:
CAR DEALERSHIP

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 55' S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 9

PARKING SPACES REQ'D: see attached letter

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING: see attached letter

SPECIAL CONDITIONS: see attached letter

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 11-1-90

APPROVED BY: Linda Watzel

[Signature]
SIGNATURE

10 91



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

November 1, 1990

Mr. Robert Turner
599 25 Road
Grand Junction, CO 81506

Dear Bob:

The Planning Clearance for Jim Fuoco Motor Company has been approved with the following conditions:

1. A landscaping plan will be submitted before the completion of the building for staff review and approval. Enclosed are the pertinent sections of the Zoning & Development Code.

2. A parking plan is also required prior to completion of the new site. Section 5-5 Parking & Loading Standards and Section 5-1-3 on illumination from the Code are enclosed. This plan will also require staff review and approval.

3. All concerns of this department shall be met before the issuance of a C.O. A temporary C.O. may be issued prior to final inspection this spring in order to complete the landscaping after the threat of frost is reduced.

4. All signage requires a separate permit obtained by a licensed sign contractor.

Any other requirements of the Zoning & Development Code that pertain to this development shall be met. If you have questions about this, please give me a call.

Sincerely,

A handwritten signature in cursive script that reads "Linda".

Linda A. Weitzel
Planning Technician

#10 91

xc: Jim Fuoco
John Shaver, Assistant City Attorney
File

Original
Do NOT Remove
from Office

From: !marka
 Date: Mon Nov 5 10:30:48 MST 1990
 Subject: Fuoco Motors waterline
 Cc: !miket
 To: !gregt
 Cc: !martync
 Cc: !billc
 Content-Length: 461

#10 9

Original
 Do NOT Remove
 From Office

Jim Fuoco spoke to me Friday questioning City's position on water and fire service for his new development fronting on U.S. Hwy 50. He says some years ago he was told by City that eventually a service line to assure adequate fire flow was needed along the Hwy 50 frontage. He says that should be considered now during redevelopment but City tells him City can't afford it.

Please check into the issue and have someone brief me on it. Thanks.

#6 1->PREV 2->NEXT 3->PRINT 4->DEL 5->ANSW 6->FORW 7->MOVE 8->DONE
 ATTMAIL.ASP 3 VT102 3 FDx 3 19200 071 3 LOG CLOSED 3 PRINT OFF 3 ATT3B2-1

IMPORTANT MESSAGE

FOR _____
 DATE 11/9/90 TIME 10:35 A.M. P.M.
 M. Jim Fuoco
 OF _____
 PHONE 248-1571
AREA CODE NUMBER EXTENSION

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>

MESSAGE _____
Has a question re: Landscaping and Jet back

1. On a four lane highway from where does the jetback start?

SIGNED _____ (over)
 LITHO IN U.S.A.



JIM FUOCO MOTOR CO.



741 North First Telephone 242-1571
GRAND JUNCTION, COLO. 81501-2235

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
DEC 28 1990
December 27, 1990

City of Grand Junction
Planning Department
250 North 5th Street
Attn: L. A. Weitzel

Dear Ms. Weitzel:

Subject: Variance to Zoning and Development Code 5-4-15

It is our desire to ask for a variance to the above code and section. It is not in good planning to have the required amount of trees as the code requires because of the spill off and floating of so called tree pitch. This substance is devastating to automotive paint and, even though we presently do not have any trees, we have pitch on our new units from Elms across the street.

This problem is not exclusive to the Elms but is common with all types of trees.

The other problem is the critical ground water level that is in our area. In a recent test by Salinity Control where four test wells were drilled on our property, a water flow at seven feet indicated a continuous flow of fifty gallons/minute without a drop in volume. This is indicative of the alkali problem that the area has had for years.

To deal with this problem, we have filled our property and raised the ground level slightly above the alkali. To add the deep watering that would be necessary for tree growth would be fool hardy and slow death for trees including pines that would suffer from salt accumulation on the roots.

The area should be able to support some low growing Junipers but I would like to hold off until our grass is visible to see exactly where the optimum placement would be. But the secret will be selective shallow watering so as not to raise the alkali level.

I hope that this information will be supportive of our request.

Sincerely,

James E. Fuoco

#10 91

JEF/bks

Original
Not to be removed
from Office

REVIEW SHEET SUMMARY

(Page 1 of 1)

FILE NO. #10-91 TITLE HEADING: Landscape Plan-Fuoco Motor Company

ACTIVITY: Request to vary Landscape requirements for the Fuoco Motor Company

PETITIONER: Jim Fuoco

REPRESENTATIVE:

LOCATION: 2586 Highway 6 & 50

Original
Do NOT Remove
From Office

PHASE: Final

ACRES:

PETITIONER'S ADDRESS: 2586 Highway 6 & 50, Grand Junction, CO (303) 242-1571

ENGINEER:

STAFF REPRESENTATIVE: Karl Metzner

RESPONSE NECESSARY
by FEB 1 1991

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

COMMUNITY DEVELOPMENT 01/18/91
Karl Metzner 244-1439

Highway 6 & 50 is a major and highly visible entrance into the City of Grand Junction. The visual appearance of these major entries is instrumental in establishing a visitor's impression of the character of the community.

Consultation with the Tri River Extension service has indicated that neither water table nor the soil salt content would prevent the applicant from meeting the City landscape requirement. Also there is not a problem with the "tree pitch" if insect pests are controlled. The "pitch" is caused when aphids, borers, or other insects infest the trees.

The majority of the landscaping shown is on State Highway Department right-of-way. When the highway is expanded, this landscaping would have to be removed leaving the site deficient in landscaping.

Soils tests should be done to determine on site soils characteristics. Tri River Extension has offered their assistance in selecting plant material that is suitable for the soil.

Since the site has been extensively filled, planting soil mixes, soil conditioners, and/or nutrients may be required to give plantings a healthy start.

Irrigation systems must be underground pressurized and should be designed and engineered to provide adequate and appropriate irrigation for the differing types of plantings.

Required landscaping = 2,284 square foot setback requirement
2,746 square foot setback requirement

5,030 Total Square Feet



City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

February 4, 1991

Mr. James E. Fuoco
Jim Fuoco Motor Company
741 North First Street
Grand Junction, CO 81501-2235

Dear Mr. Fuoco:

The following information is provided in response to your letter of January 28, 1991. The purpose is to clarify the engineering and construction responsibilities for utility operations within your development. Under normal circumstances, prior to a project being undertaken, the developer reviews his utility line construction requirements with the Public Works Department.

1.(Q) Entry into and attachment of lines at 1st and Gunnison. Should this be by the contractor or the City?

(A) The developer is responsible for designing and installing water lines attributable to the development. As developer, Jim Fuoco will be responsible for providing engineered design for installation of the water line at 1st and Gunnison and applying and paying for a street cut permit. The Public Works Department will review the plans and specifications and, when approved, approve the street cut permit. The developer's contractor will enter into the street and perform the work under inspection by the Public Works Department. The City Water Department will make the actual tie-in to the water line when the trench is open and charge "time and materials" for this work. With prior approval, the contractor may be allowed to do the tie-in. The contractor will then be responsible for closing and resurfacing 1st Street as per the plans and specifications.

2.(Q) Since contractors will be installing the line, will the City wave the tap fees for meter installation?

(A) Waiver of tap fees for water service is not recommended. The contractor will be installing the main line but the City Water Department will make the three individual taps, run the service lines and install the meter pits and meters. The tap fees cover the cost of installation of taps, meters, meter pits and the cost of supply and treatment capacity to service the development. The developer is responsible for providing engineered design for the tap locations, service lines, and meter locations, all of which will be reviewed and approved prior to installation.

3.(Q) Will the City supervise the installation, including back fill?

- (A) The City will make service taps off of the main, run service lines to the meter and install meter pits and meters. The owner is responsible for installation of service lines from the meters to the buildings. If the main is to be dedicated to the City, the main installation will be inspected to insure that installation is according to the approved plans and specifications (See Item 4).

4.(Q) Will the City take ownership along with easement at the completion of the line?

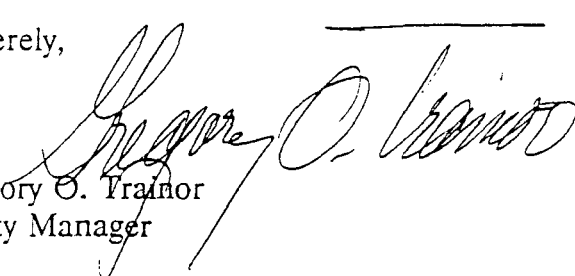
- (A) The City will take ownership of the main water line through the Fuoco development provided that the design of the main line installation is properly prepared by licensed professional engineers. Plans and specifications need to be provided to the City for review and approval. Appropriate easements and rights of way need to be dedicated for future maintenance and operations. The owner's engineer can meet with the Public Works Department for guidance for project design.

The owner's contractor will install the line after plans and specifications have been approved by the Public Works Department and such installation will be inspected by the Public Works Department.

5.(Q) Will the City assume that attachment to the so-called private line at Westphal Chevrolet will be without conflict?

- (A) The developer is responsible for obtaining proper easements across other private property to facilitate project related water main installation. The developer will be responsible for obtaining easements to the north of his property to the "Westphal" water line. This location is normally part of the design process. Public Works staff will work on the issue of connection to this line to resolve any potential conflicts.

Sincerely,


Gregory O. Trainor
Utility Manager

ckb/File:Fuoco

cc: Mark Achen
Jim Shanks

February 4, 1991



City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Mr. James E. Fuoco
Jim Fuoco Motor Company
741 North First
Grand Junction, CO 81501-2235

Dear Jim:

Re: Your letter of January 28

I too feel our meeting was productive since, while I recognize that you do not agree with our conclusions, I appreciate any opportunity to explain why your local government acts as it does. As we discussed, when the requirements of detailed drawings prepared by professionals can seem wasteful when looked at in the context of a single project, when you realize the number of projects and requests that the City gets, the need for accuracy and completeness becomes apparent.

In response to your concern about why this office has not responded to your request about a sign, I inquired of the Planning Department and John Shaver, Assistant City Attorney. Planning staff recollection is that the sign contractor who contacted the City on your behalf was specifically told that the type of sign requested was prohibited.

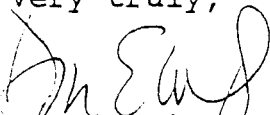
Assistant City Attorney John Shaver wrote language which, if adopted, would change the sign ordinance to allow the prohibited type of sign. Planning staff did not pursue the matter since the type of sign is considered to be dangerous because it is a distraction to drivers.

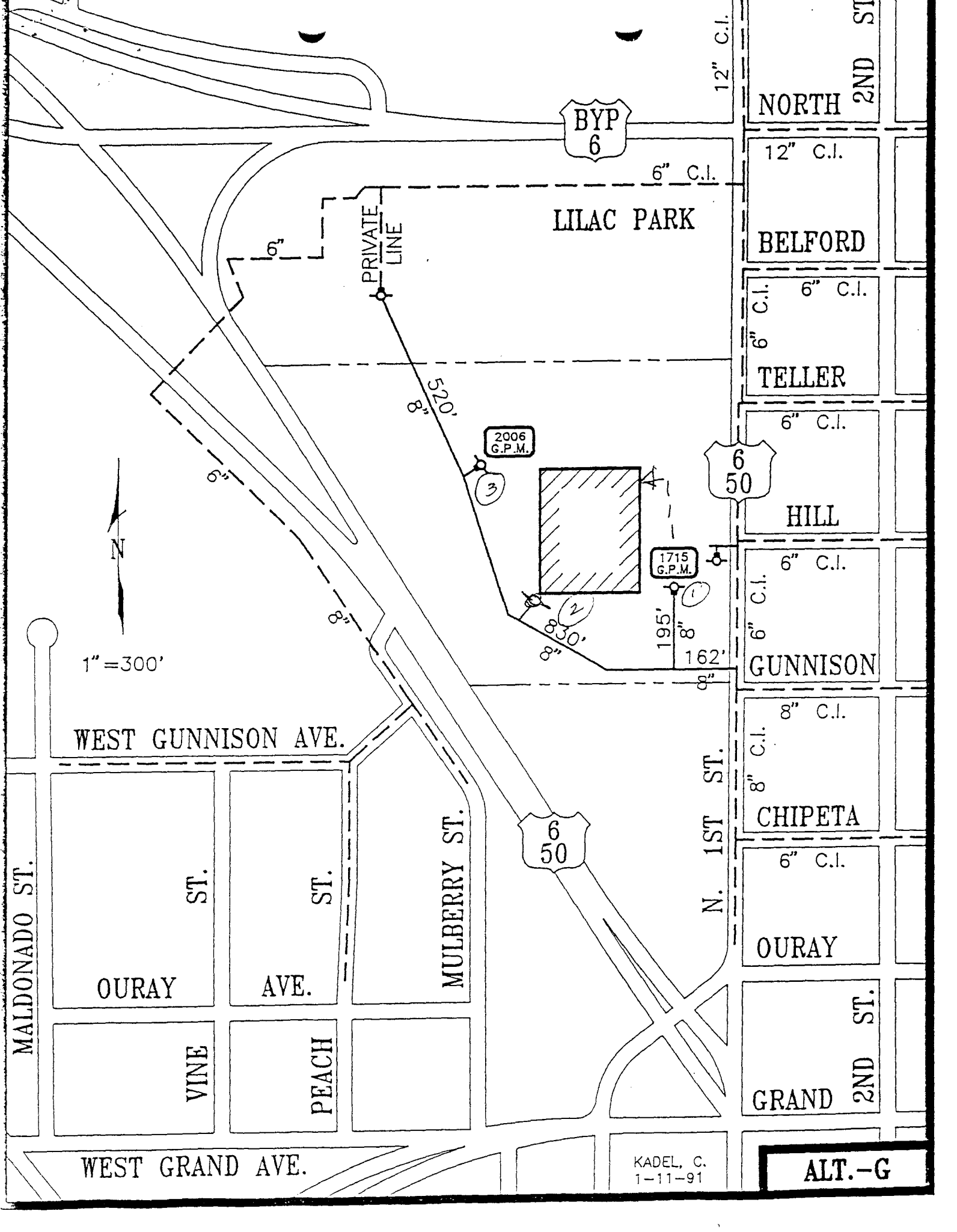
I am very interested in finding out who, specifically, has explained to you the reasons for the "delays" since: (a) as I indicated, it is my understanding that your sign contractor has known from the outset that the sign was prohibited and, (b) I have not been on vacation nor have I been involved in the budget process in any significant way.

Is this a classic case of mis-communication?

If you are yet unsatisfied after reading this, please let me know.

Very truly,


Dan E. Wilson
City Attorney



BYP
6

LILAC PARK

NORTH 2ND ST.

BELFORD

TELLER

HILL

GUNNISON

CHIPETA

OURAY

GRAND 2ND ST.

WEST GUNNISON AVE.

MALDONADO ST.

OURAY

VINE

ST.

AVE.

PEACH

ST.

MULBERRY ST.

6
50

N. 1ST ST.

WEST GRAND AVE.

KADEL, C.
1-11-91

ALT.-G

development summary



File # 10-91 Name Landscaping Plan for the Fuoco Motor Co. Date 02/05/91

PROJECT LOCATION: 2586 Highway 6 & 50

PROJECT DESCRIPTION:

A request to vary the landscaping requirements for the Fuoco Motor Company located in a Light Commercial (C-1) and a Heavy Commercial (C-2) Zone.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE			TECHNICAL REQUIREMENTS		
	YES	NO *		SATISFIED	NOT SATISFIED *
Complies with adopted policies			Streets/Rights Of Way		
Complies with adopted criteria			Water/Sewer		
Meets guidelines of Comprehensive Plan			Irrigation/Drainage		
			Landscaping/Screening		X
			Other: _____		

* See explanation below

STATUS & RECOMMENDATIONS:

On February 6, 1991, 9:55 a.m. Mr. Fuoco telephoned the Community Development Department and verbally rescinded his appeal of the Planning Commission's recommendation. He indicated that he will contact this department to develop a landscape plan that will comply with City standards.

Planning Commission Action

Planning Commission recommended denial VOTE 6-0. The petitioner, Jim Fuoco, requested that this item be scheduled for a City Council Hearing.

* NO ACTION IS NECESSARY FROM CITY COUNCIL.

MEMO

revised February 5, 1991

TO: Mark Achen, City Manager

FROM: Bennett Boeschstein, Community Development Director

SUBJECT: JIM FUOCO AUTO COMPANY--BUILDING PERMIT CLEARANCE AND REQUEST FOR \$15,000 TO COVER THE COST OF LOOPING A WATER LINE FROM 1ST STREET TO US 6 (NORTH AVENUE)

You have asked me to summarize the issues and possible solutions to the Fuoco Auto Company's request for building permits and related planning, fire and engineering requirements for a new auto repair facility and two new automobile showrooms on U.S. 50 and in back of 748 North First Street.

Zoning

The new buildings and related facilities are located in a C1, Light Commercial zone. Among the requirements of this zone are: (4-2-11)

- Front yard setback: 55 feet from a principal arterial
- 75% of the front yard setback must be landscaped
- side and rear yard setback: 0
- allowed uses: retail and service businesses, public garages, unlimited outside sales of automobiles, pickup trucks, vans, etc.

Section 9-1 et seq of the Grand Junction Zoning and Development Code provides the procedure for the review of building permits.

Building Permit/Planning Clearance

A planning clearance is required for each building permit under section 9-2-1. The planning clearance is circulated to other departments for review. Among the submittal requirements are a site plan in accordance with section 5-6-3. Section 9-3-3 requires curb cut permits from the State Highway Department or City Engineer. Sanitary Sewer Clearances are required as well as fire flow surveys, soils tests, and other information "as may be required"(section 9-3-3 c).

Mr. Fuoco submitted a site plan to the Community Development Department. He was granted approval with the provision that he satisfy the fire flow requirements of the Fire Department, drainage and utility requirements of the City Engineering Department, and landscaping in accordance with the City landscaping requirements.

Mr. Fuoco met with the City staff, certain members of the City Council and City Attorney to discuss these requirements.

Water Supply and Fire Flow

As a result of these meetings he has agreed to install three fire hydrants and a looped 8" water line from First Street to a

Page Two
Fuoco Memo

private road next to Steve Westphal if the City will pay the extra cost of looping (see attached memo from Fire Chief Thompson and Bill Cheney). He will be required by the City Engineering Department to provide water line designs prepared by a registered professional engineer registered in the State of Colorado. The City Engineering staff has estimated the cost of this water line to be \$15,000. Mr Fuoco has stated that the City promised to pay for this water line looping.

Landscaping

Mr. Fuoco is requesting a waiver of the City's landscaping requirements to the City Planning Commission, requesting that lawn be substituted for street trees.

RECOMMENDATION

Mr. Fuoco asks that the City Council authorize the expenditure of up to \$15,000 for the additional cost of looping the 8" water line on Mr. Fuoco's property as specified by the City Engineering Department.

I would also recommend that we amend the Zoning and Development Code to require more complete submittal requirements prepared by a professional engineer for such complex projects, since much of the confusion over this project was due to incomplete plans.

LIST OF REQUIEMENTS AND STATUS

FUOCO BUILDING PERMIT

ITEM	STATUS
1. PLANNING CLEARANCE	APPROVED SUBJECT TO: -FIRE FLOW APPROVAL BY FIRE DEPARTMENT; -PUBLIC WORKS APPROVAL OF DRAINAGE, SEWER AND WATER; -LANDSCAPING PLAN (PLANNING COMMISSION DENIED A MODIFIED LANDSCAPING PLAN ON FEB. 5, 1991 AND MR. FUOCO HAS AGREED TO LANDSCAPE IN ACCORDANCE WITH CITY LANDSCAPING STANDARDS) -SIGN PERMIT
2. BUILDING PERMIT	APPROVED SUBJECT TO PLANNING CLEARANCE
3.(A)FIRE FLOW CLEARANCE (B)PAYMENT OF A PORTION OF LOOPED WATER LINE	APPROVAL IF 8" LOOPED WATER LINE IS INSTALLED WITH 3 FIRE HYDRANTS MR. FUOCO HAS REQUESTED THAT WHEN LOOPED, THE CITY PAY A PORTION OF THE LOOPED LINE. THIS IS ESTIMATED TO BE \$15,000
4. SEWER SERVICE	SEWER FROM 1ST STREET TO WEST GUNNISON AVE. IS A PRIVATE LINE AND IS NOT ACCEPTED AS PART OF THE SYSTEM. TAP FEES HAVE BEEN PAID.
5. WATER MAIN DESIGN APPROVAL	ENGINEERED DESIGNS AND SPECIFICATIONS NEED TO BE SUBMITTED TO PUBLIC WORKS; TAP FEES FOR A 3/4" TAPS ARE \$3,000.

MR. FUOCO HAS VERBALLY
REQUESTED THAT THESE
FEES BE WAIVED.

6. GRADING AND DRAINAGE APPROVAL

CITY ENGINEERING HAS
APPROVED THE SITE
DRAINAGE, ALTHOUGH NO
PLANS OR CALCULATIONS
WERE SUBMITTED.

7. SIGN PERMIT

MR. FUOCO HAS REQUESTED
AN ILLEGAL SIGN
CONSISTING OF A MOVABLE
PANEL SIGN AS A PERMANENT
SIGN. NO SIGN PERMITS
HAVE BEEN APPLIED FOR OR
GRANTED.



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

February 8, 1991

Mr. James E. Fuoco
Fuoco Motor Company
741 North 1st Street
Grand Junction, CO 81505

Dear Mr. Fuoco:

Thank you for appearing before the Grand Junction City Council Wednesday night to discuss the water line and fire flow improvements in the vicinity of and across your property.

The City Council agreed to participate in the funding of the eight inch water line from 1st Street to the private road southwest of Westphal Chevrolet not to exceed \$15,000.

It was agreed that this line was of sufficient general public benefit that it warranted City participation. It was also agreed that this line would be owned and maintained by the City. In order to complete this agreement, we will need the following:

1. Engineered plans of the water line, details of the connections, and hydrants. These plans must be prepared by a registered professional engineer in the State of Colorado and submitted to and approved by the City Public Works Department. Please contact Bill Cheney at 244-1590 for more information on this subject.
2. A survey of the water line easement, 15 feet wide, from you to the City of Grand Junction.
3. Once the above documents are approved and in place, we will approve expenditures based on bills for the water line construction for up to \$15,000. These requests should be sent to Bill Cheney for his review and approval.

We appreciate your willingness to work with us to landscape your frontage. You will need a landscaping plan. Curtis Swift of Tri River Extension has said he will help you prepare this plan (244-1834).

Your signage plan still has not been approved. We will work with you or your sign contractor to finalize the details of your signage. The flashing electric panel sign is not allowed according to the Grand Junction Sign Code, but other free-standing sign designs would be possible. Please contact us when you are ready to apply for your sign permit.

Other elements of your site plan have been approved.

Thank you for your cooperation.

Sincerely,



Bennett Boeschstein
Community Development Director

xc: City Council
Mike Thompson, Fire Chief
Jim Shanks, Public Works Director
Curtis Swift, Tri River Extension
File #10-91

\bp

To: BENNETTB
Cc: DANW
From: Karl Metzner
Subject: Fuoco C.O.
Date: 11/07/91 Time: 3:15p

Today at 2:00 pm I met with Mr. Fuoco and Councilman Bennett at the Fuoco Motors site to review the landscaping in preparation for his C.O. sign off. The installed landscaping is not done in accordance with the landscape plan submitted by Mr. Fuoco's landscape contractor. Specific deficiencies include, lack of vegetative and non-vegetative ground covers resulting in erosion of some planting areas, size of trees and shrubs does not meet zoning code specifications, type and species planted is not in accordance with the approved plan. I was not able to inform Mr. Fuoco of the specifics of these deficiencies since, as we were walking the site, he became extremely agitated, verbally abusive, and threatening. I felt it in the best interest of the city as well as my personal safety to withdraw from the situation as calmly as possible and allow Mr. Fuoco to regain his composure.

Mr. Fuoco's parting comment was that he demanded that the city approve his C.O. within 48 hours or require him to close his business in which case he will take legal action. He also complained about some possible zoning violations elsewhere which I will relay to Jan. He seemed convinced that the City was harrassing him (mentioning specifically myself and Dan W.) and that he was being singled out. He demanded several times that I approve his landscaping at that moment, which I refused to do since I do not have the authority to waive code requirements.

This is a somewhat abbreviated report of the incident since I don't care to repeat (or spell) much of the language that was used.

**Mr. James E. Fuoco
Fuoco Motor Co.
741 N. 1st Street
Grand Junction, Co. 81501**

Dear Mr. Fuoco:

On November 7, 1991, an inspection was conducted on your new sales and service facility at 2586 Hwy 6 & 50. The purpose of this inspection was to determine compliance with building permit requirements prior to issuance of the Certificate of Occupancy. The inspection revealed the following deficiencies:

1. The landscaping was not in conformance with the approved landscape plan. This plan had been submitted in your name by Clarke & Co. and is on file in our office.

2. The landscape materials which were installed did not meet the Grand Junction Zoning and Development Code standards for size and coverage of plant materials.

In order to remedy these deficiencies a revised landscape plan, meeting all requirements of the Zoning and Development Code, must be submitted and approved. Landscape materials in compliance with the approved plan must be installed prior to May 1, 1992. I have attached a copy of the City landscape requirements for your information.

Sincerely

**Karl G. Metzner
Planner**

To: DANW
Cc: BENNETTB
From: Karl Metzner
Subject: Fuoco C.O.
Date: 11/08/91 Time: 4:14p

As you requested the following is to provide more detail on the incident with Mr. Fuoco on 11/7/91.

When I arrived at 2:00 pm Mr. Fuoco and John Bennett were sitting in Mr. Fuoco's office. Mr. Fuoco greeted me with a relatively pleasant attitude. When we got to the subject of the visit I told Mr. Fuoco that the landscaping that had been installed did not seem to fit the plan that he had submitted and that we were there to discuss the situation with him and try to resolve any discrepancies. Mr. Fuoco responded by relating some of his financial woes and saying he had to make some changes in the landscaping because of cost as well as some physical site features that made the submitted plan impractical. Mr. Fuoco offer to walk the site with John and I and point out the landscaping he had installed. We began on the north easterly portion of the site and circled in a counterclockwise direction. I pointed out two areas with steep slopes where ground cover had not been placed over the bare dirt. It was obvious that weather and irrigation were eroding the slopes and my comment to Mr. Fuoco was that continuing erosion might cause him some problems in the future. We continued around the site until we reached the southerly boundary. I had made no comments about either the adequacy or inadequacy of the landscaping. Suddenly, with no provocation that I could tell, Mr. Fuoco began yelling and cursing. John may be able to relate some of the wording more exactly than I can but some of the general wording was: " You FXXXer, your just harrassingf me and trying to put me out of business"-----" I put in your 10 FXXXing trees Son of a bXXXh and I want My FXXXing CO."----- " I want this FXXXer approved right now! " (this statement was repeated about three times) Mr. Fuoco then changed the subject to other zoning enforcement matters complaining about having to install a sand trap while someone was washing a truck at 2nd & Ute (or Chipeta) and letting the water run into the gutter. another comment was that " all the car dealers up U.S. 6 & 50 are putting up pennents and balloons on weekends and you FXXXers let them get away with it. I want you FXXXers to do something about it ! "----- Subject changed back to Mr. Fuoco's C.O.----- " Listen son of a BXXXh I want my C.O. in 48 hours or I want you FXXXers to shut my doors so I can take your aXX to court "----- (this was repeated twice) There were other comments with similar language but by that point I was angry enough that I don't remember much of the details. I told Mr. Fuoco that I would report on the results of our inspection and left as quickly as possible. To the best of my knowledge this was the first time that I had met Mr. Fuoco (although I had seem him at previous public hearings) and that his additude and language were extremely personal and insulting.

Hope this covers it Dan. Let me know if you want anything else.

To: KARLM
From: Dan Wilson
Subject: Re: Fuoco C.O.
Date: 11/08/91 Time: 1:18p

Cc: BENNETTB

You've done a good job of summarizing the incident. I believe it might be useful if you did expand on the details since it is those details which make the incident truly offensive and telling.

If you are willing, please send me an email with all the explicit detail and specific words--or at least as best you can recall. I do agree that there is no need to spell them out necessary, for example you might write "Fxxxing SOB... or the like.

Call if you'd like to discuss this further. My intentions are to have John Bennett first look at it to confirm his recollection and then to share with the council. I have talked with MKA and he agrees that we should make all councilmen aware.

Thanks.



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

January 7, 1992

Mr. James E. Fuoco
Fuoco Motor Co.
741 N. 1st Street
Grand Junction, Co. 81501

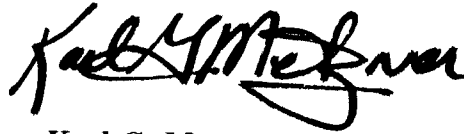
Dear Mr. Fuoco:

On November 7, 1991, an inspection was conducted on your new sales and service facility at 2586 Hwy 6 & 50. The purpose of this inspection was to determine compliance with building permit requirements prior to issuance of the Certificate of Occupancy. The inspection revealed the following deficiencies:

1. The landscaping was not in conformance with the approved landscape plan. This plan had been submitted in your name by Clarke & Co. and is on file in our office.
2. The landscape materials which were installed did not meet the Grand Junction Zoning and Development Code standards for size and coverage of plant materials.

In order to remedy these deficiencies a revised landscape plan, meeting all requirements of the Zoning and Development Code, must be submitted to this department by February 1, 1992. The plan will then be reviewed for compliance with the City's landscape standards. Once a plan is approved landscape materials in compliance with the plan must be installed prior to May 1, 1992. I have attached a copy of the City landscape requirements for your information. Until these requirements are completed the Certificate of Occupancy for your development cannot be issued.

Sincerely

A handwritten signature in black ink, appearing to read 'Karl G. Metzner'. The signature is fluid and cursive, with a prominent 'K' and 'M'.

Karl G. Metzner
Planner

xc: City Manager
City Attorney
Community Development Director
City Council



JIM FUOCO MOTOR CO.



741 North First Telephone 242-1571
GRAND JUNCTION, COLO. 81501-2235

January 16, 1992

Mr. Bennett Boeschstein
Director, Development Department
City of Grand Junction
Grand Junction, CO 81501-2668

Dear Sir:

I am in receipt of a letter from your subordinate, Mr. Karl G. Metzger, concerning the landscaping at the Jim Fuoco Motor Company. Since the length of time from inspection to writing of the letter was sixty days, the seriousness of the discrepancies must not be earth-shattering after all.

However, the tone of the letter had serious indications that could be considered detrimental to the continuance of our business. Of importance to me is the ability to conduct our business in a free and unhindered manner without fear of Big Brother or regulatory agencies breathing down our back from noncompliance.

To date, I have spent about \$120,000.00 on the highway 6 & 50 frontage. This encompasses access with accel/decel lanes, filling the barrow pit, trench drain, sprinkling system and grass seeding. I feel this is the most important item of the project because it is viewed by everyone passing by the site and of which the compliments have been rewarding. Therefore, I take exception to the demands of Mr. Metzger that my \$30.00 - 1' tree versus his \$200.00 - 2½' tree is not acceptable and in violation. Since the area in nonconformance lies far back from the highway and is not seen by the travelers, I feel this is nitpicking at the least.

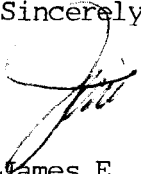
Therefore, I feel that this final letter from Mr. Metzger is a vendetta from your office to get even with Fuoco's because I have had to ask for assistance from the council to ease some of the demands imposed arbitrarily and without justification.

If Mr. Metzger would have been gentleman enough to want to sit down and discuss the need of a larger \$200.00 tree, I would have given him the time, but his statement was, "I can't make that decision," seemed that he was receiving pressure from others in your office.

Therefore, before I acceded to Mr. Metzger's demands, consideration should be given for the good faith intent of our actions to date and that landscaping is an ongoing project that requires personal diligence. I have never taken on a job such as I see quite frequently, when a CO is given because of total compliance and then

the surroundings are allowed to die. This then makes a sham of the process. Therefore, without threat or action against our operation, give us a chance to finish what we have begun. Then pass judgement in five years.

Sincerely,

A handwritten signature in black ink, appearing to read 'James E. Fuoco', written over a circular stamp or mark.

James E. Fuoco
President

JEF:ds



Community Development Department

May 20, 1992

Mr. James E. Fuoco
Fuoco Motor Co.
741 N. 1st Street
Grand Junction, Co. 81501

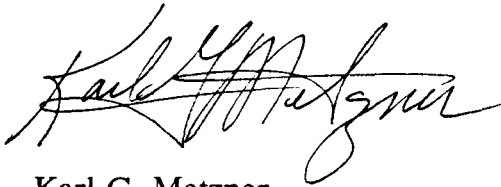
Dear Mr. Fuoco:

On January 7, 1992 you were notified of deficiencies in the required landscaping of your facility at 2586 Hwy 6 & 50. Specifically, the landscaping as installed does not comply with the approved landscape plan and does not meet city landscape standards (Section 5-4-15 of the Grand Junction Zoning and Development Code). Approval of a specific landscape plan is required as part of a building permit application by Section 9-3-2 E. 4. of that Code. You were given until May 1, 1992 to install landscaping in compliance with Code requirements. You acknowledged receipt of this notification in a letter from you to Bennett Boeschstein, Community Development Director, dated January 16, 1992.

On May 8, 1992 your property was reinspected for compliance with the above requirements. The inspection showed that the property is still deficient and, apparently, no effort has been made to bring the property into compliance. Specifically the deficiencies are: 1) failure to install landscaping in compliance with an approved landscape plan, 2) failure to install the minimum size of landscaping required by code, 3) failure to provide 40 % shrub areas covered by 75 % plant material. As a result we cannot issue the Certificate of Occupancy on the structures. Until the Certificate of Occupancy is issued, you are not entitled to occupy or use the premises.

You should be aware that failure to comply with requirements of the Zoning and Development Code is a violation of City Ordinances which can result in a citation to Municipal Court. We would like to avoid that if at all possible. If you supply me with a written request for an extension, in which you commit to complete the required work, we could grant an extension of up to 30 days. Failure to comply with these requirements may result in additional enforcement action.

Sincerely

A handwritten signature in black ink, appearing to read "Karl G. Metzner". The signature is fluid and cursive, with a large initial "K" and "M".

Karl G. Metzner
Senior Planner

xc: Dan Wilson, City Attorney
Bennett Boeschstein, Community Development Director



July 15, 1992

James E. Fuoco
Fuoco Motor Co.
741 N. 1st Street
Grand Junction, CO 81501

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

Dear Mr. Fuoco,

Attached please find a Notice of Violation allowing you fourteen days to either comply with your approved landscape plan per your development application, or submit a revised landscape plan to the Community Development Department, which you would need to comply with within thirty days of approval.

Additionally, the building at 2586 Highway 6 & 50 is being occupied without benefit of a Certificate of Occupancy. The Certificate of Occupancy is required by the Uniform Building Code prior to actual occupancy of the building.

As you have failed to complete the necessary requirements by the requisite date we are prepared to pursue legal remedies to rectify this situation.

If you have any questions or concerns please contact me at 244-1583, otherwise we expect either a revised landscaping plan submitted to our office or landscaping to have been installed in accordance with your approved plan by no later than August 3, 1992.

Respectfully,


Jan Koehn
Code Enforcement Supervisor

xc: Dan Wilson, City Attorney
File

To: Jan Koehn, Karl Metzner, David Thornton, Ann Barrett
From: Claudia Hazelhurst
Subject: Fuoco's trees
Date: 7/22/92 Time: 10:25a

Originated by: DANW 7/21/92 2:21p
Forwarded by: MARKA 7/22/92 10:08a (CHANGED)
Forwarded by: CLAUDIAH 7/22/92 10:25a (CHANGED)

FYI - please note the 3rd and 4th paragraph of Achen's response. Can we get this type of information prepared as well as a summary of the Fuoco issue for an August 3rd workshop? Let me know. Thanks!

DAN: If Council does not support the landscaping regulations, they ought to be changed. It appears that JohnB does not support these regs. BillB has made it clear he thinks to do otherwise is the kind of favoritism he ran his campaign against. However, it is not clear where the rest of the CC stands. So we ought to inform them that the issue is coming to a head with the Fuoco case: do they want to reduce the standards or hold firm and fight Fuoco.

The issue probably needs to be presented at a workshop of the full CC rather than a committee, because I don't think any of the committees will fairly reflect the variety of Council opinions on the issue. The problem is timing this to precede enforcement upon Fuoco, so I think it must be at least initially presented at the August 3rd workshop. (CLAUDIA: please work with Dan to see how much we can get prepared for that meeting.)

Community Dvlpmt will need to provide Council good info upon which to base a decision. I suggest we identify developments in the past 5 or so years that have complied; maybe take pictures; how many just met our standards and how many really went beyond our standards; how many have not complied. I doubt we have time but it might be interesting to ask these what they think of the standards.

We also ought to survey some communities with which we think we compete or we think are similar to see what landscaping standards they impose. These communities might include Montrose, Mesa County, Pueblo, Laramie, Cheyenne, Greeley, Farmington. We might also get info from others such as Longmont, Ft. Collins, Colorado Springs.

To: MarkA
From: DanW

John Bennett mentioned at the Ridges ice cream social that Fuoco had contacted him about the city's enforcement efforts. Rags called this morning about the same thing, except that Rags expressed concern that if the issue goes public the City will look bad in that it may appear that the City is being too tough--which will make annexation harder and generally not be a good thing in these days of government bashing. Rags' view is that the size of the tree caliper should be revised to be consistent with what Fuoco has planted, since the larger required size is too expensive. Rags intends to talk with the council to initiate a revision of the standards.

I'd appreciate receiving your guidance on how to handle this. Would you intend that the issue be brought to the full council?
As I understand the present circumstances, Fuoco has received a letter from JanK giving him X days to comply. If he doesn't comply, the City has at least two choices: 1. issue him a cease and desist order, pursuant to the

Uniform Building Code since he doesn't have the legal right to occupy the building. At present, no certificate of occupancy has been issued because the landscaping hasn't been accomplished. If the cease and desist were issued, and if he refused to abide by it, we would either issue a criminal

To: KARLM
From: Mark Achen
Subject: fuoco landscaping
Date: 12/12/91 Time: 8:33a

To: BENNETTB
Cc: DANW, KARLM

BENNETT: I know this is a distasteful task. However, I believe we may be shooting ourself in the foot to wait SO LONG to respond; it implies a weak commitment to enforcement. I certainly don't think we need to become involved in another encounter, but we do need to demonstrate diligence. Mark.

To: KARLM
Cc: BENNETTB, *CITYCOUNCIL, JOHNS

I spoke with Mark after I had shared the description of your walk through with John Bennett and Mr. Fuoco. Mark's suggestion was that we should next send a letter to Mr. Fuoco which identifies the deficiencies in the landscaping and a compliance deadline. This assumes that you were able to complete enough of the site walk to be able to fully address the deficiencies. If not, let me know and I'll talk with John Bennett to see if we can obtain Mr. Fuoco's consent. I'd like to see a copy of your draft letter. The game plan would be to follow up the "incident" with an objective, professional compliance requirement that sends a message that we will rise above the personal attacks but must yet enforce the rules in a fair way that obtains the result. Let me know if you think this approach will work.

To: KARLM
From: Bennett Boeschstein
Subject: FUOCO RESPONSE RE: PLANTINGS
Date: 1/20/92 Time: 8:04a

Cc: COUNCIL, MARKA

Fuoco has had ample time to comply with his approved plan. In addition he has had far more consideration than he deserves from Council.

What are plans for if they aren't followed?

Karl has 100% of my support on this issue!

Bill B.

July 30, 1992



Mr. James E. Fuoco
Jim Fuoco Motor Company
741 North 1st Street
Grand Junction, Co 81501

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

Dear Mr. Fuoco,

Thank you for meeting with Dave Thornton and myself on Wednesday, July 29th, to review your landscaping.

We have accepted your revised landscaping plan, which shows your existing plantings, the sign area which needs additional shrubbery, and one area which you intend to complete by June 1, 1993, or possibly earlier.

To meet the Zoning & Development Codes minimum standards for shrubbery, you will need to add twelve to eighteen more shrubs in the planter area beneath your sign abutting Highway 6 & 50. You have agreed to do this by August 5, 1992. As we discussed, you have already exceeded your minimum requirements for the required number of trees, as you have fifteen existing trees, although you need only ten. You also indicated that you have long term plans of increasing the number of trees along your north property line, which will be beneficial to your site.

I will be reinspecting your property on or after August 6th for installation of additional shrubbery. Your cooperation in resolving this matter is appreciated. If you have any questions please contact me at 244-1583.

Sincerely,

A handwritten signature in black ink, appearing to read "Jan Koehn".

Jan Koehn
Code Enforcement Supervisor

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 37349

DATE May 18, 1993

PERMISSION IS HEREBY GRANTED TO Jim ^{Fucco}~~Fucco~~ Motors TO OCCUPY THE

BUILDING SITUATED AT 2586 Hwy 6 & 50

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-151-00-088

FOR THE FOLLOWING PURPOSE: New building

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Bob E
CITY OF GRAND JUNCTION PLANNING Kathy Metzger

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 37736

DATE May 18, 1993

PERMISSION IS HEREBY GRANTED TO Jim ^{Fucco}~~Fucco~~ Motors TO OCCUPY THE

BUILDING SITUATED AT 2586 Hwy 6 & 50 Building 1

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-151-00-088

FOR THE FOLLOWING PURPOSE: New building for auto sales

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Bob E
CITY PLANNING Kathy Metzger
GRAND JUNCTION

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 37737

DATE May 18, 1993

PERMISSION IS HEREBY GRANTED TO Jim ^{Fuelle} ~~Ence~~ Motors TO OCCUPY THE

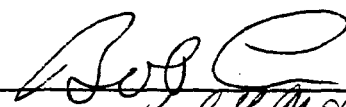
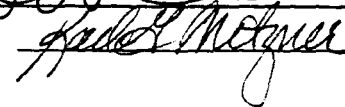
BUILDING SITUATED AT 2586 Hwy 6 & 50 Building 2

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-151-00-088

FOR THE FOLLOWING PURPOSE: New building for auto sales

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR 
CITY OF GRAND JUNCTION 



August 3, 1992

Subject: Survey of Landscape Regulations

From: Angeline Barrett
Community Development Department

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

To: Grand Junction City Council Workshop

The attached information is the preliminary results of an informal survey of landscape regulations in the zoning codes of several cities in Colorado and two neighboring states. We requested information of cities which might be compared to Grand Junction both in size and situation. In all cases we spoke directly to the person in the planning or community development department who dealt primarily with landscape regulations. We refrained from interviewing cities which were a part of a larger metropolitan district or those which have some outstanding distinction different from Grand Junction (i.e. Boulder, large research and university center or Glenwood Springs with a thriving tourist industry).

When compared to other cities, Grand Junction, overall had less stringent landscape regulations than most cities in our survey sample. Two smaller cities (Montrose, CO and Laramie, WY) had no landscaping standards at present but were currently working on more defined standards. Farmington, New Mexico had no standards but had provided landscaping through the Parks Department for a major entrance into the city.

The cities that had well-defined landscape codes expressed satisfaction with the results for various reasons. These were the reasons most often expressed:

- 1) Quality of development in the whole community became higher as the appearance of the city reflected a more positive, inviting image
- 2) Real estate values went up in those areas with nice landscaping as compared to those without
- 3) Good, clear regulations made it easier to require landscaping from those who did not wish to provide it voluntarily. Greeley commented that because they were located near other communities which required good landscaping, developers volunteered to provide more than the minimum requirement in Greeley, so that Greeley benefited from the higher standards surrounding them.

The cities with no standards commented frequently that the lack of landscape standards had had negative effects on the community and the type of development they were able to bring to their area.

As a result of this brief survey, some changes regarding landscape regulations might be beneficial to Grand Junction's zoning code. Those include:

- 1) Adopt good minimum standards that are easy to understand. Clearly define requirements in one section of the code and make them easier to calculate than the percentages of percentages currently required to figure out how much planting is required. Add incentives to provide extras beyond the minimum requirements.
- 2) Have all regulations regarding landscape in the same section of the zoning code; refer to other sections, if necessary, as a cross reference.
- 3) Outline exactly what is to be shown on Landscape Site Plan, i.e. North Arrow, specific plant names (w/botanical names), sizes of plants, area calculations, engineered drainage plan, etc.
- 4) Provide suggestions, plant lists, examples of good plans as educational material for developers and public

REPORT ON LANDSCAPING REGULATIONS

TOWN	POPULATION	COMMENTS
Fort Collins	87,800 (109,000)	All commercial and large residential projects are treated as a Planned Zone and are required to submit complete landscape plans for design review to Planning Department and Planning Commission
Greeley	60,500 (76,500)	Landscape Regs - 1) All property adjacent to public R.O.W. will have 10' landscaped strip 2) All new commercial to have 15% total area as landscape, with 75% of this as plant material 3) Parking Lots - One tree for every 4000sf of total parking area w/25sf minimum area for each tree "We are lucky to be surrounded by towns with higher landscape standards because it brings that expectation to our community as well. We can really tell the difference in real estate value in those areas after the landscape requirements and those from before.
Loveland	37,350 (54,000)	Complete "Site Development Standards" with different regulations for different areas of town
Montrose	8,850 (17,570)	In process of upgrading standards from a very nebulous process in which the planning dept "may require landscaping" to a more clearly outlined process by which landscaping is required on all new development. "Our old standards were OK as long as most of the development was being done by local people who live in and care about our community and landscaped it for that reason, but now that out of town investment companies are developing here, we see less and less voluntary good landscaping on the projects."

Q

To: billb
Cc: refordt.rtm,jimba,danr,lindaa,ronm,larryt,daveva,miket
From: Mark Achen
Subject: Fuoco
Date: 8/10/93 Time: 4:56p

RP - draft the bills for my signature

Originated by: KATHYP 8/06/93 10:13a
Forwarded by: DAVEVA 8/10/93 4:19p (CHANGED)
Forwarded by: MARKA 8/10/93 4:56p (CHANGED)

BILL: For your info. We should make a response to Fuoco. I will have Community Development draft such for Larry Timm's signature unless you prefer to sign it in which case you need to let Community Development know. [LARRY: Be sure to copy CC Members, me and Dave.] marka

***** ORIGINAL MESSAGE FOLLOWS *****

MARK: Here is the response to Jim Fuoco's letter to Bill Bessinger. We have had a few people comment about the landscaping (or apparent lack of) at this Fire station. I think people mention this because most of us expect to see lots of bluegrass for landscaping and if we see something else we don't consider it to be "landscaped". DavidVarley

***** ORIGINAL MESSAGE FOLLOWS *****

to: DaveVarley from: KathyPortner
This is in response to the concerns Mr. Fuoco had in his letter dated July 27th. The landscaping at the Fire Station located at 28 1/4 and F Roads does meet the landscaping requirements of the Code for square footage, number of trees and coverage by shrubs. The landscaping appears sparse because of the large size of the parcel relative to the building coverage, the immaturity of the landscaping and the type of species used. I understand that the Fire Department will be budgeting for additional landscaping.

The Badini car lot on 1st Street did not have landscaping requirements, because he was replacing an existing building with a new building for the same use. The Code says that a use that is non-conforming strictly due to noncompliance with the bulk requirements, which include landscaping, shall be allowed to continue free of these requirements (we are currently re-evaluating that section of the Code). Because the structure and property had been used as a sales office, and because the use had not been discontinued for more than one year, we determined that the replacement of the existing building by a new building for the same use did not require the property to come into compliance with the current code bulk requirements regarding landscaping.

As far as Badini's operation possibly encroaching into the ROW, we can check into it if you want, but I would guess that every business on 1st Street, and many other areas of the City, have some encroachment into the ROW that developed over the years. Technically, any private use of the ROW requires a revocable permit from the City, and we impose this requirement on new encroachments.

I did check on Mr. Fuoco's certificate of occupancy. Our log shows that we signed off on it in May and sent it back to the County Building Department. Building Department can find no record of having received the c.o. back from us--so, they are issuing a new one for our signature.



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

August 17, 1993

Mr. Jim Fuoco
Fuoco Motor Company
741 N. 1st Street
Grand Junction, CO 81501

Dear Mr. Fuoco:

This is in response to your letter to Councilman Bessinger concerning the application of the Zoning and Development Code requirements to other developments in the City. The landscaping at the Fire Station located at 28 1/4 and F Roads does meet the landscaping requirements of the Code for square footage, number of trees and coverage by shrubs. The landscaping may appear sparse because of the large size of the parcel relative to the building coverage, the immaturity of the landscaping and the type of species used. The landscaping of the site utilized xeriscape (low water need plants) which is allowed, but very different from the typical blue-grass lawns many of us are used to seeing. Xeriscape is encouraged as a means of conserving water.

The Badini car lot on 1st Street did not have landscaping requirements because the owner was replacing an existing building with a new building for the same use. The Code states that a use that is non-conforming strictly due to noncompliance with the bulk requirements, which include landscaping, shall be allowed to continue free of these requirements. Because the structure and property had been used as a sales office, and because the use had not been discontinued for more than one year, staff determined that the replacement of the existing building by a new building for the same use did not require the property to come into compliance with the current code requirements for landscaping.

Regarding your concern that the car lot is also encroaching into the 1st Street Right-of-Way, the City does require a revocable permit for any private use of the Right-of-Way. However, there are probably many sites along 1st Street, and throughout the City, where landscaping or other uses are actually within the public Right-of-Way. We have not, however, gone out to require revocable permits on every property that uses the ROW in some way. It has been our policy to require the revocable permit for these encroachments whenever any new development occurs on the site.

To: Karl Metzner, Kathy Portner
From: Larry Timm
Subject: Badini car lot/Fuoco
Date: 8/20/93 Time: 3:30p

Jim Fuoco called today and said the Badini site (what's the address so I know what property we are talking about?) was never a used car lot--it was a hock shop prior to the fire dept. burning it down. Please provide some evidence on this matter that we can point to to defend our action or to find out if we made an error. Also, lets discuss the encroachment into the row issue.



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

October 13, 1993

Mr. Larry Badini
463 Tiara Vista Drive
Grand Junction, CO, 81503

Dear Mr. Badini:

On October 20, 1992 a planning clearance for a sales office was issued for 901 North 1st Street. Representations made in support of the issuance of the clearance were that the existing structure was a sales office being replaced by the office being permitted. Since this was not considered a change of use, you were not required to upgrade the property to meet current landscape requirements.

We have now received information that the property was used as a pawn shop prior to the construction of the office for car sales. If this is the case, landscaping of the site is required. If you can produce evidence that the site was used for car sales immediately prior to the issuance of the planning clearance please let us know.

Unless such evidence is provided by October 22, 1993 the site will need to be landscaped immediately in accordance with current Zoning and Development Code standards.

Sincerely

A handwritten signature in black ink, appearing to read "Karl G. Metzner", with a long horizontal flourish extending to the right.

Karl G. Metzner
Senior 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

December 30, 1993

Mr. Jim Fuoco
Fuoco Motor Company
741 N. 1st Street
Grand Junction, CO 81501

Dear Mr. Fuoco:

We have made further contact with Mr. Badini concerning the previous use of his car lot on 1st Street. Mr. Badini has responded to us in writing stating that his car lot had been used as a car lot prior to him occupying the site. He stated that Alpha Pawn was a licensed used car dealer with automobiles in inventory parked on the premises. He also indicated that prior to Alpha Pawn, the property was leased by Modern Classic Motors for car sales.

Given this information we will not be pursuing additional landscaping at the site. Please feel free to call me at 244-1448 if you have any further questions or concerns. Thank you.

Sincerely,

Larry Timm
Director of Community Development

Copy to:
Mark Achen
Dave Varley
Dan Wilson
John Shaver
City Council
File

15-84, *10-91

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT

SH No/MP/Side: 70A/004.410/RIGHT
Local Jurisdiction: Grand Junction
Dist/Section/Patrol: 03/32/11
DOT Permit No.: 397173
Permit Fee: 100.00
Date of Transmittal: 10/28/97

THE PERMITTEE;

James E & Earl J Fuoco
741 N First St
Grand Junction, CO 81501

(970) 242-1571

APPLICANT:

James E Fuoco
741 N First St
Grand Junction, CO 81501

James E Fuoco - (970) 256-0081

is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

LOCATION:

On the south side of I-70B, a distance of 2165 feet east from M.P. 4 also known as 2567 I 70 Bypass.

ACCESS TO PROVIDE SERVICE TO:

Agriculture (1 Each) PERCENT
100.00 %

OTHER TERMS AND CONDITIONS:

SEE ATTACHED SHEET(S) FOR TERMS AND CONDITIONS

MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

By (X) _____ Date _____ Title _____

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. **The permittee shall notify** Mike Bowker **with the Colorado Department of Transportation in** Grand Junction **at** 970-242-4126 **, at least 48 hours prior to commencing construction within the State Highway right-of-way.**

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X) James E Fuoco Date 10/30/97

This permit is not valid until signed by a duly authorized representative of the Department.
DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

By (X) Spit Cerka P.E. Date 10/30/97 Title Access Coordinator
(Date of issue)

COPY DISTRIBUTION:

Required:
1. District (Original)
2. Applicant

Make copies as necessary for:
Local Authority
MTCE Patrol
Inspector
Traffic Engineer

Previous Editions are Obsolete and will not be used
CDOT Form #101
7/91

The following paragraphs are pertinent highlights of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

I Appeals

1. Should the permittee or applicant choose to object to any of the terms or conditions of the permit placed therein by the Department, an appeal must be filed with the Colorado Transportation Commission within 60 days of transmittal of the permit for permittee signature. The request for the hearing shall be filed in writing and submitted to the Colorado Transportation Commission, 4201 East Arkansas Avenue, Denver, Colorado 80222. The request shall include reasons for the appeal and may include recommendations by the permittee or applicant that would be acceptable to him.
2. The Department may consider any objections and requested revisions at the request of the applicant or permittee. If agreement is reached, the Department, with the approval of the local issuing authority (if applicable), may revise the permit accordingly, or issue a new permit, or require the applicant to submit a new application for reconsideration. Changes in the original application, proposed design or access use will normally require submittal of a new application.
3. Regardless of any communications, meetings, or negotiations with the Department regarding revisions and objections to the permit, if the permittee or applicant wishes to appeal the Department's decision to the Commission, the appeal must be brought to the Commission within 60 days of transmittal of the permit.
4. Any appeal by the applicant or permittee of action by the local issuing authority when it is the appropriate local authority (under subsection 2.4), shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
5. If the final action is not further appealed, the Department or local authority may record the decision with the County Clerk and Recorder.

II Construction standards and requirements

1. The access must be under construction within one year of the permit date. However, under certain conditions a one year time extension may be granted if requested in writing prior to permit expiration.
2. The applicant shall notify the office specified on the permit at least 48 hours prior to construction. A copy of the permit shall be available for review at the construction site. Inspections will be made during construction.
3. The access construction within highway right-of-way must be completed within 45 days.
4. It is the responsibility of the permittee to complete the construction of the access according to the terms and conditions of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included on the permit. The Department or issuing authority may order a halt to any unauthorized use of the access. Reconstruction or improvements to the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee is responsible for all repairs.
5. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.
6. A copy of the permit shall be available for review at the construction site. If necessary, minor changes and additions shall be ordered by the Department or local authority field inspector to meet unanticipated site conditions.
7. The access shall be constructed and maintained in a manner that shall not cause water to enter onto the roadway, and shall not interfere with the drainage system in the right-of-way.
8. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the work shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately.
9. Adequate advance warning is required at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways. This may include the use of signs, flashers, barricades and flaggers. This is also required by section 42-4-501, C.R.S. as amended. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

III Changes in use and violations

1. If there are changes in the use of the access, the access permit-issuing authority must be notified of the change. A change in property use which makes the existing access design or use in non-conformance with the Access Code or the terms and conditions of the permit, may require the reconstruction or relocation of the access. Examples of changes in access use are; an increase in vehicular volume by 20 percent, or an increase by 20 percent of a directional characteristic such as a left turn. The issuing authority will review the original permit; it may decide it is adequate or request that you apply for a new permit.
2. All terms and conditions of the permit are binding upon all assigns, successors-in-interest and heirs.
3. When a permitted driveway is constructed or used in violation of the Access Code, the local government or Department may obtain a court order to halt the violation. Such access permits may be revoked by the issuing authority.

IV Further information

1. When the permit holder wishes to make improvements to an existing legal access, he shall make his request by filing a completed permit application form with the issuing authority. The issuing authority may take action only on the request for improvement. Denial does not revoke the existing access.
2. The permittee, his heirs, successors-in-interest, and assigns, of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. The Department shall maintain in unincorporated areas the highway drainage system, including those culverts under the access which are part of that system within the right-of-way.
3. The issue date of the permit is the date the Department representative signs the permit which is after the permittee has returned the permit signed and paid any required fees.
4. The Department may, when necessary for the improved safety and operation of the roadway, rebuild, modify, remove, or redesign the highway including any auxiliary lane.
5. Any driveway, whether constructed before, on, or after June 30, 1979, may be required by the Department, with written concurrence of the appropriate local authority, to be reconstructed or relocated to conform to the Access Code, either at the property owner's expense if the reconstruction or relocation is necessitated by a change in the use of the property which results in a change in the type of driveway operation; or at the expense of the Department if the reconstruction or relocation is necessitated by changes in road or traffic conditions. The necessity for the relocation or reconstruction shall be determined by reference to the standards set forth in the Access Code.

DATE: October 28, 1997
ACCESS PERMIT NUMBER 397173 - SHEET 2
ISSUED TO: James E & Earl J Fuoco Partnership

TERMS AND CONDITIONS

1. Access shall be allowed to main line until a frontage road is constructed the access will be to the frontage road only.
2. If there are any questions regarding this permit, please contact Charles Dunn at (970) 248-7234.
NOTE: If you are unable to contact the person listed on the front of the permit please use the following:
For the Craig area call Christy Beckerman,
970-824-2030
For the Grand Junction area call the Maintenance office
970-248-7360
3. The Permittee shall refer to all additional standard requirements on the back of this permit and any enclosed additional terms, conditions, exhibits and noted attachments.
4. This permitted access is only for the use and purpose stated in the Application and Permit.
5. Water, sanitary, sewer, gas, electrical, communication, landscaping, and telephone installations will require individual additional permits.
6. The Permittee is responsible for obtaining any necessary additional federal, state and/or City/County permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee.
7. Any work within State Highway right-of-way shall begin after 8:30 A.M. and all work and equipment shall be off the highway BEFORE 3:30 P.M. each day.
8. No highway lane closures or one-way traffic will be allowed.
9. No work will be allowed at night, Saturdays, Sundays, and legal holidays without prior authorization from the Department. The Department may also restrict work within the State Highway right-of-way during adverse weather conditions.
10. It is the responsibility of the Permittee to prevent all livestock from entering the State Highway right-of-way at this access location. Any livestock that does enter the highway right-of-way shall be the sole responsibility of the Permittee.
11. In the event the landscaping becomes unsightly or considered to be a traffic hazard, The Department may require that it be removed promptly by the Permittee and at no cost to the Department.
12. Landscaping shall not obstruct sight distance at any State Highway access point.
13. A FULLY EXECUTED COMPLETE COPY OF THIS PERMIT MUST BE ON THE JOB SITE WITH THE CONTRACTOR AT ALL TIMES DURING THE CONSTRUCTION. FAILURE TO COMPLY WITH THIS OR ANY OTHER CONSTRUCTION REQUIREMENT MAY RESULT IN THE IMMEDIATE SUSPENSION OF WORK BY ORDER OF THE DEPARTMENT INSPECTOR OR THE ISSUING AUTHORITY.
14. Survey markers or monuments must be preserved in their original positions. Notify the Department at (970) 248-7220 immediately upon damage to or discovery of any such markers or monuments at the work site. Any survey markers or

DATE: October 28, 1997
ACCESS PERMIT NUMBER 397173 - SHEET 3
ISSUED TO: James E & Earl J Fuoco Partnership

TERMS AND CONDITIONS (CONT'D)

monuments disturbed during the execution of this permit shall be repaired and/or replaced immediately at the expense of the Permittee.

15. It shall be the responsibility of the Permittee to verify the location of the existing utilities and notify all utility owners or operators of any work that might involve utilities within the State Highway right-of-way. Any work necessary to protect existing permitted utilities, such as an encasement will be the responsibility of the Permittee. Any damage or disruption to any utilities during the construction shall be the Permittee's responsibility and shall be repaired or replaced at no cost to the Department.
16. Any damage to any present highway facilities including traffic control devices shall be repaired immediately at no cost to the Department and prior to continuing other work. Any mud or other material tracked or otherwise deposited on the roadway shall be removed daily or as ordered by the Department inspector.
17. Areas of roadway and/or right-of-way disturbed during this installation shall be restored to their original conditions, to insure proper strength, drainage and erosion control.
18. Any incomplete construction activity on the State Highway that must be left overnight, shall be barricaded and signed in accordance with the Manual on Uniform Traffic Control Devices and other applicable standards.
19. Open cuts which are 6 inches in depth, within 30 feet of the edge of the State Highway traveled way will not be left open at night, on weekends, or on holidays.
20. No more than 6 feet of trench areas shall be opened at any one time. Open trenches and other excavations within the State Highway right-of-way shall be backfilled and/or paved before 3:30 P.M. of each working day or be protected in accordance with the M.U.T.C.D..
21. The area around the new work shall be well graded to drain, top soiled, fertilized, mulched and re-seeded in accordance with the Department standard specifications.
22. When it is necessary to remove any highway right-of-way fence, the posts on either side of the access entrance shall be securely braced with approved end posts and in conformance with the Department's M-607-1 standard, before the fence is cut, to prevent slacking of the remaining fence. All posts and wire removed shall be returned to the Department.
23. All excavations for utility lines, culverts, trenches or tunnels shall meet the requirements of the Occupational, Safety and Health Administration (OSHA), Colorado Industrial Commission, Colorado Division of Mines or the Colorado Department of Transportation, whichever applies.
24. The access shall be constructed 30 feet wide, with 50 foot radii.
25. The access shall be constructed perpendicular to the travel lanes of the State Highway for a minimum distance of 50 feet, and shall slope down and away from the adjacent pavement edge at a rate of 2% grade for a minimum of 20 feet. If curb and gutter are present, the slope shall be

DATE: October 28, 1997
ACCESS PERMIT NUMBER 397173 - SHEET 4
ISSUED TO: James E & Earl J Fuoco Partnership

TERMS AND CONDITIONS (CONT'D)

- calculated from pan line to pan line. Any revisions to this requirement shall be subject to Department review and approval prior to commencement of any work within the highway right-of-way.
26. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within State Highway right-of-way.
 27. Pursuant to section 4.10.2 of the State Highway Access Code, the access roadway shall not exceed a maximum grade of 10 percent within the highway right-of-way, as measured 50 feet beyond the pavement edge and extending to the right-of-way line. The access vertical grade shall be designed and constructed in conformance with the Department M & S standard M-203-1.
 28. The design of the horizontal and vertical sight distance shall be no less than the minimum requirements, as provided in section 4.9 of the State Highway Access Code, 2 CCR 601-1.
 29. All required access improvements shall be installed prior to the herein authorized use of this access.
 30. The access shall be surfaced immediately upon completion of earthwork construction and prior to use.
 31. Compaction of subgrade, embankments and backfill shall be in accordance to section 203.07 of the Department's standard specifications.
 32. The surfacing shall meet the Department's specifications with the following material placed for final grade: 12 inches ABC, Class 1; 6 inches ABC, Class 6 and 4 inches of Hot Bituminous Pavement (Grading C or CX) placed in the following lifts: 2 - 6 inch lifts Class 1; 1 - 6 inch lift Class 6; 2 - 2 inch lifts HBP.
 33. Slopes shall be at a 6 to 1 ratio on the roadway and a 6 to 1 ratio on the approach.
 34. No drainage from this site shall enter onto the State Highway travel lanes. The Permittee may be required to detain all drainage in excess of historical flows on site.
 35. All existing drainage structures shall be extended, modified or upgraded, as applicable, to accommodate all new construction and safety standards, in accordance with the Department's standard specifications.
 36. The Permittee shall install a new 18 inch corrugated metal pipe.
 37. All culverts installed in open ditches shall have flared end sections.

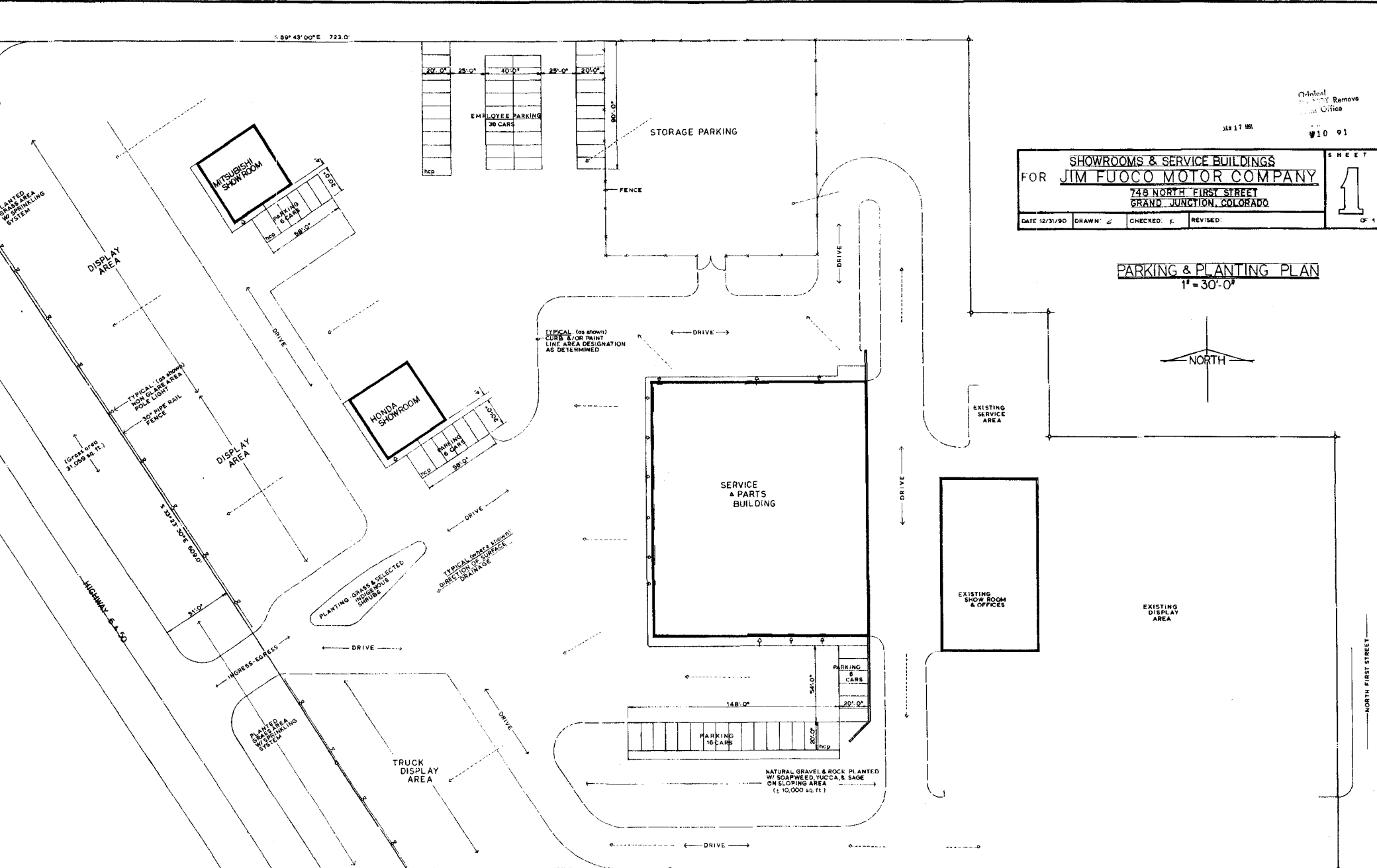
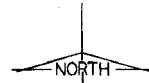
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SHOWROOMS & SERVICE BUILDINGS				SHEET 1 OF 1
FOR JIM FUOCO MOTOR COMPANY				
748 NORTH FIRST STREET GRAND JUNCTION, COLORADO				
DATE 12/31/90	DRAWN ✓	CHECKED E	REVISED:	

PARKING & PLANTING PLAN

1" = 30'-0"



NOTE: CONTINUAL EVIDENCE OF ALKALI SURFACE ENCROUSMENT ON THE SITE INDICATES THE CONCENTRATION OF POTASSIUM AND SODIUM CARBONATES, POSSIBLY LIME, MAGNESIA, AND ALKALOIDS DUE TO THE COLLECTION OF SUB SURFACE WATER FROM THE NORTH AND NORTHEAST PARTIALLY IMPOUNDED BY HIGHWAY 6 & 50. SELECTED GRASSES ARE ABLE TO SURVIVE THE INHERENT SOIL CONDITION IF SPARSELY WATERED AND INTERMITTENTLY FERTILIZED WITH PROPER FORMULA. PLANTING THAT REQUIRES FREQUENT WATERING, SHRUBS, AND TREES THAT WOULD REQUIRE ADDITIONAL WATERING, WOULD CONTRIBUTE TO THE IMMEDIATE WATER TABLE, AND SHOULD BE AVOIDED.