



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

James Holmes
Surplus City
200 West Grand
Grand Junction, Co. 81501

Dear Mr. Holmes:

We have reviewed your plans for paving and landscaping of the Surplus City lot and have the following comments.

1. The design and layout of the parking lot is approved as per your plans.
2. Wheel stops or other parking barrier is required for those spaces facing the public right of way on the east side of your site. The barrier(s) should be placed 2 1/2 ft. inside the property line.
3. The size and configuration of the landscape areas is approved as per your plan.
4. 40% of the total landscape area must be shrub bed with 75% coverage of plant material. A minimum of 6 trees is required. Deciduous trees must be a minimum of 1 1/2 inch caliper and evergreens must be a minimum of 6 ft. high. The type of trees used is your option. Shrubs must be 5 gal. planting size.
5. Please provide us with a list of the number and types of plant materials to be used. List planting species by common name.
6. Pressurized underground irrigation system is required for all planting areas.
7. After planting all landscape materials must be maintained in a healthy condition. Plants which die or are unhealthy shall be replaced.
8. Landscaping shall be installed prior to Sept. 1, 1991.

Please let me know if you have any questions or concerns regarding these requirements.

Sincerely

A handwritten signature in black ink that reads "Karl G. Metzner". The signature is written in a cursive, flowing style.

Karl G. Metzner

xc. Dan Wilson, City Attorney

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SEARCHED
SERIALIZED
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April 30, 1991

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

James Holmes
Surplus City
200 West Grand Avenue
Grand Junction, CO 81501

Dear Mr. Holmes:

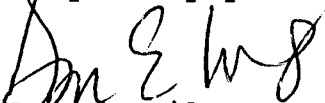
This letter is to confirm our conversation had on Monday, April 29, 1991, between you, Karl Metzner and me concerning the lack of a certificate of occupancy for the Surplus City building and property. You indicated that you did not know that a certificate of occupancy had not been issued and that, in any event, your financial condition was such that you wouldn't have been able to spend any money paving the parking lot and installing required landscaping. You acknowledged that, if the requirements had not been met, you would be willing to comply. We discussed your sense that the rules kept changing, especially with regard to sprinklering requirements that were very expensive to install. We agreed that you still need to comply with a paving requirement and the landscaping requirement.

I indicated that I would require that you submit proposed plans to accomplish both by June 1, 1991. Karl and I suggested that an on-site visit, accompanied by your landscape consultant, could be beneficial. We suggested that you invite us for the site walk in the next two weeks or so, in order that any suggestions could be incorporated into the plan in time for the June 1, 1991 deadline.

Following the meeting, I spoke with an engineer with the City about your question about the adequacy of a "chip seal" treatment. He suggested that a chip seal treatment would not be acceptable. Either a six inch thick concrete pavement or a three inch asphalt over six inches of approved gravel would be sufficient. Once you have selected a pavement contractor, you might have the contractor contact Don Newton, 244-1559 or Jim Shanks, 244-1557 to finalize the details.

I appreciate your cooperation. Please call if you have any questions.

Very truly yours,


Dan E. Wilson
City Attorney

DEW:jj

c: Karl Metzner, Community Development Department
Tim Ryan, Mesa County Building Department

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Do not
from

July 15, 1992

James Holmes
Surplus City
200 West Grand Ave.
Grand Junction, Co 81501

Dear Mr. Holmes,

Attached please find a Notice of Violation allowing you fourteen days to comply with the conditions of your planning clearance for building expansion (Community Development Planning File #45-91).

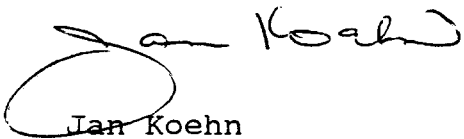
You were to have completed parking lot striping and blocking, and landscaping requirements by no later than September 1, 1991.

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

In the event you have misplaced your plans for parking delineation and landscaping I have enclosed a copy of your submittal.

If you have any questions or concerns please contact me at 244-1583, otherwise we expect to find your landscaping and parking lot requirements to be completed by no later than August 3, 1992.

Respectfully,



Jan Koehn
Code Enforcement Supervisor

xc: Dan Wilson, City Attorney
File



JAMES Holmes
Surplus City
200 W GRAND Ave
Grand Junction, Co 81501

Grand Junction Community Development
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

NOTICE OF VIOLATION

Location of Violation 200 W GRAND Ave

Legal Description Tax Schedule # 2945-151-00-092

_____ in the City of Grand Junction, County of Mesa, State of Colorado.

You are hereby notified that a violation of the City of Grand Junction Municipal Code has been determined to exist on the above described proerty. Specifically:

- Zoning / Section 5-14-15; Landscaping Standards - Failure to comply
- Development / Section 5-5-1(A); OFF-STREET Parking - Failure to meet site plan
- Uniform Building Code - 1988 / Section 307(A); Occupying Building with a Certificate of occupancy
- Other/Additional; _____

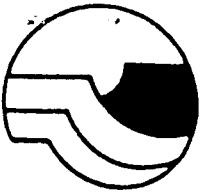
Said violation(s) must be corrected within 14 days after receipt of this notice.

For cases prosecuted in Grand Junction Municipal Court, each day a violation continues shall be deemed a separate offense. Upon conviction of any provision of the Grand Junction Municipal Code the maximum possible penalty is a fine of not more than three hundred dollars, or imprisonment of not more than ninety days, or both such fine and imprisonment.

Dated this 15th day of July, 1992

Case number 45-91

Jan Koehn
Division of Code Enforcement



Mesa County Facilities Management Projects Office

*File
Surplus City*

225 North Spruce Street • P.O. Box 20000 • Grand Junction, Colorado 81502-5051

Ph. (303) 243-6016

FAX (303) 243-6346

August 3, 1993

Mr. James A. Holmes
Surplus City USA
1st Street and Grand Avenue
Grand Junction, Co. 81505

Dear Mr. Holmes:

During the last couple of weeks Mesa County has received several calls regarding the accumulation of salvaged materials at and around your property located at 225 West Grand Avenue. People have been calling us assuming that we own all the property in that city block. At the Board's request, staff visited the property. The following is a general description of the report of findings that was delivered to the Board:

- a) You have pallets of metal shelving stacked on the West side of Rice Street on your property.
- b) Loose trash and debris are scattered around yours and our property along Rice Street.
- c) You have wooden material stacked against our building (formerly the Pepsi Cola bottling plant) on the Northeast corner of our property.
- d) Various types of metal and wooden salvageable that apparently belong to you are stored on the northeast section of our property.
- e) Your U-Haul trucks, trailers and other vehicles are parked on our property north of the Pepsi building and south of Grand Avenue.
- f) Metal salvageable material is stored on the sidewalk along Rice Street.

Mesa County is currently in the process of demolition and reconstruction on the County owned buildings at 210 West White Avenue and 315 North Spruce Street. These projects include the removal and replacement of concrete block walls on the north and northeast corners of our building which borders your property. Although that work is not scheduled for several weeks to several months, we cannot even begin until your material and vehicles are removed.

I am requesting by this letter that you remove all material, trash and vehicles that belong to you that are currently stored on our property. I would also like to encourage you to dispose of all unnecessary material on your property and agree that we will do the same on ours.

Thank you for your consideration in this matter. Please let me know if there is anything that you feel may be Mesa County's responsibility to clean up that is not included in this letter. I would be happy to meet with you to discuss this or any other matter that relates to Mesa County owned properties in the general vicinity of 225 West Grand.

Please call me at your earliest convenience at 243-6016 so that we may discuss a schedule for removing your material and equipment from County owned property.

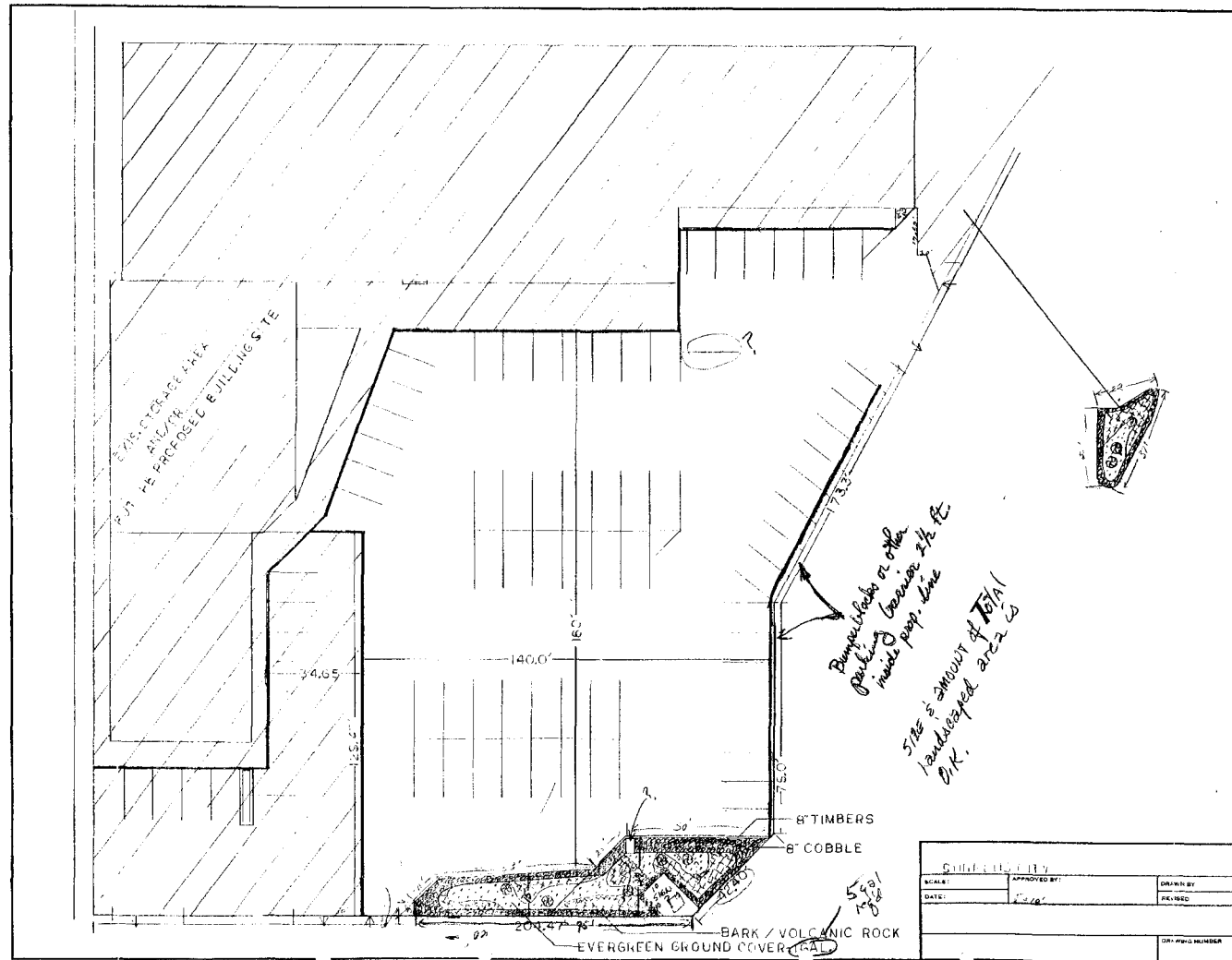
Sincerely,



Roy "Andy" Anderson
Project Manager

cc Karl Metzner, City Planner
Mike Serra III, County Facilities Manager
Alan Hassler, Assistant County Attorney

*1. Concept
2. Design*



Notes on Landscaping:
 Need to identify the number
 and types of landscape
 plants. List species by
 common name.
 Shrubs need to be 5 gallon
 planting size
 Need a minimum of 6
 trees. 1/2" caliper if deciduous
 6 ft. in ht. if evergreen.
 what type of irrigation is
 being proposed?

SUNSHINE CITY			
SCALE:	APPROVED BY:	DATE:	DRAWN BY:
	Page		REVISED
		DRAWING NUMBER	

