

Table of Contents

File 1992-0040 - CUP-1992-040

Name: Mortuary & Columbarium - in HO Zone

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>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.</p>
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X	X	Table of Contents
X	X	*Review Sheet Summary
X	X	*Application form
X		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved - 8/4/92			
X	X	Sewer / Utility Plan			
X		Legal Ad - 7/28/92			
X		Notice of Public Hearing - sent 7/24/92			
X		Health and Safety Research Division - 12/86			
X		Computer Files Indexing Information Sheet			
X	X	Correspondence			
X	X	Planning Commission Meeting Minutes/Agenda - for 8/4/92 - **			
X		Commitment for Title Ins. - 5/13/92			
X	X	Site Plan/Landscaping Plan			
X	X	Sign Placement Schematic			
X	X	Floor Plan			
X	X	Preliminary Elevation Map			

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File 1992-0040 - CUP-1992-040

Name: Mortuary & Columbarium - in HO Zone - 501 Highway 50

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DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

We, the undersigned, being the owners of property situated in Mesa County,
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input checked="" type="checkbox"/> Conditional Use			501 Hwy 50	H.O	Martigny Service Facility & Columbarium
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

Name: Denver auto auction Name: _____ Name: _____

Address: 17500 E. 31st St. Address: _____ Address: _____

City/State/Zip: Aurora, Colorado 80011-3316 City/State/Zip: _____ City/State/Zip: _____

Business Phone No.: 343-3443 Business Phone No.: _____ Business Phone No.: _____

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Frank Fisher July 1, 1997
 Signature of Person Completing Application Date

Denver auto auction
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

SPECIAL & CONDITIONAL USE SUBMITTAL

Columbarium & Mortuary Service
Project Name David

7/13/92
Submittal No. Submittal Date

ENGINEERING CHECKLIST

The following checklist is an abbreviated form based primarily on Section 4-7 of the Development Code, which should be referred to for additional information. Items marked "Not Req'd" are not necessary for the initial submittal, but may be required as a result of agency review.

CODE ITEM	DESCRIPTION	Received		Not Rec'd	Not Req'd
		Complete	Incomp		
4-7-1 &	Existing Features		✓		
5-6-13	Proposed Improvements		✓		
4-7-2 A	Elevation or Perspective Drawings	✓			
B	Development Schedule and Phasing	✓			
C	Agreements, Provisions, and Covenants				GRW
E-i	Grading and Drainage Plan & Report				GRW
E-ii	Utility Composite: Sewer, Water, Gas, Electric TV, Telephone, Storm Drain, Irrigation, Ditches			✓	
E-iii	Landscape Plan			✓	GRW
E-iv	Irrigation Plan <i>or Narrative</i>			✓	GRW
E-v	Level I Environmental Site Assessment				GRW
E-vi	Level II Environmental Site Assessment (if recommended by Level I ESA)				GRW
E-vii	CDOT Access Permit				GRW
E-viii	Section 404 Permit				GRW
E-ix	Restoration or Reclamation Plans				GRW
E-x	Traffic Impact Study <i>Check with Dave Tontoli, 244-1567</i>			✓	GRW
E-xi	Best Management Practices Plan				GRW
E-xii	Water Supply, Water Usage, and <u>Sewage</u> Generation Estimates <i>Type? Content? Loading?</i>			✓	
E-xiii	Improvements Agreement and Guarantee				GRW
E-xiv	Power of Attorney for Annexation and I.D.				GRW
E-xv					
E-xvi					

EVALUATION OF SUBMITTAL

Submittal is: accepted conditionally accepted rejected as incomplete

- Adequate park spaces? Parking will not be allowed on 26¹/₂ Road.
- Sidewalk in front of building at east end will pond with water to 6 inches before overflowing to parking lot. Either a drain will be required on the sidewalk raised to drain.

July 1, 1992

To Whom it may concern:

Regarding the action Sheet-FF-the following items shall be addressed.

- F. No convenents of record
- I. No indication on the title work that subject property is located in a flood zone.
- O. Development schedule - Development process shall begin, as indicated in Project Narrative, upon closing. Closing shall not occur until granting of the Conditional Use Permit.
- S. In and Working
- T. Utilities Composite - as marked by UNCC 1-800-922-1987 Ticket #1-08491
Orange - US West Red - Electric Green - Sewer
Yellow - Gas and Oil Blue - Water Pink - Cable
- U. See site plan
- V. Parking - see site plan - additional parking would be available if the HWY-50 access is shut off - I would take care of the requirements and cost of curbing that section - any suggestions would be greatly appreciated and will cooperate with you to accomplish this goal.
- X. Traffic Circulation Patterns - see site plan - some of this is already existing through the City.
- Z. Structural Information - see site plan.

One additional thought, any existing landscaping that was required by the city shall be maintained - grass or trees that have died shall be replaced. All shall be maintained by your standards.

Sincerely,



Frank Tucker

IMPACT STATEMENT/PROJECT NARRATIVE

Please include:

- 1) What is the proposal.
- 2) Where is the proposal.
- 3) When the proposal is to be developed and any phasing involved.
- 4) The area impacted by the proposal.
- 5) The compatibility of the proposal in relation to the surrounding area and residents.
- 6) The services to be provided, both public and private.
- 7) Any special considerations to be addressed.
- 8) How the proposal meets the criteria for: rezones, special uses, conditional uses, etc.

For Conditional Uses involving liquor licenses, please include:

- a) The type of operation.
- b) The hours of operation.
- c) The seating capacity.
- d) The number of employees per shift.
- e) Parking availability.
- f) Any other departments contacted.
- g) Any special considerations to be addressed (e.g. security).



Project Narrative

The proposed use for 501 Hiway 50 South is for a Mortuary Service Facility and Columbarium. The services to be provided are those normally associated with the preparation for final disposition of human remains. These services include memorialization of deceased persons, Funeral Services for deceased persons, sales of caskets, sales of outside containers, sales of memorials, sales of printed materials, arrangements for cremation, storage of cremains, the arrangements and pre-arrangements for the above services and merchandise.

Once the present building is altered and slightly expanded, the facility will be ready for operation. there will be no phasing involved.

The area physically impacted by this use will be limited to the property in question. In addition, the proposed use is naturally compatible because of the predominant existing use of the adjacent property. The property in question is immediately adjoined by the manufacturing and sales of Monuments and Memorials operated by Snyder Memorials. The use of the that property for Memorial sales and manufacture has been continuous for the past 60 years. The property on the other side of the street to the west has been used by the community as a cemetery since before the turn of the century. A Mortuary Service Facility is a natural and desirable expansion of the services and uses already in place in the area.

The subject property should be granted this change because it will be changed from a use which for decades did not fit into the niche that had been created by the largest cemetery in Mesa County. The use was not compatible for an area generally regarded as a cemetery area. The proposed use would be the best use of the subject property because it so mirrors the community preception of the use for which the entire area is reserved. The property will hopefully move from marginally productive to productive for the community.

#40 92

move
Offices

2945-233-01-009
CLYMER RANCH & LIVESTOCK
1755 CLYMER WAY
GRAND JUNCTION, CO. 81503

2945-262-00-020
SHERWOOD & PATRICIA SNYDER
P.O. BOX 1016
GRAND JUNCTION, CO. 81502

2945-233-01-006
CLYMER RANCH & LIVESTOCK
1755 CLYMER WAY
GRAND JUNCTION, CO. 81503

2945-262-05-005
BRUCE & KAREN KIMBLE
539 HWY 50
GRAND JUNCTION, CO. 81503

2945-233-02-941
CITY OF GRAND JUNCTION
DUCK POND
81501

2945-262-00-019
CLIFFORD J. WILSON
520 US HWY 50
GRAND JUNCTION, CO. 81503

2945-262-01-004
MARIE MALOUFT
540 HWY 50
GRAND JUNCTION, CO. 81503

2945-262-01-004
DWAINE RUSSELL
550 JAMES ST.
GRAND JUNCTION, CO. 81503

2945-262-00-941
CITY OF GRAND JUNCTION
GRAND JUNCTION, CO. 81501
CEMETARY

2945-262-00-021
S.K. SNYDER
P.O. BOX 1016
GRAND JUNCTION, CO. 81502

2945-262-00-022
SHERWOOD & PATRICIA SNYDER
294 26 $\frac{1}{4}$ RD
GRAND JUNCTION, CO. 81503

City of Grand Junction
Planning Department
1000 N. Grand Avenue
Grand Junction, CO 81501
Phone: 248-2100

#40

REVIEW COMMENTS

Page 1 of 4

FILE NO. #40-92 **TITLE HEADING:** Conditional Use Permit

ACTIVITY: Columbarium & Mortuary Service Facility in HO Zone District

LOCATION: 501 Highway 50 South

PHASE: **ACRES:**

PETITIONER: Frank Tucker

PETITIONER'S ADDRESS/TELEPHONE: 505 South 2nd
P.O. Box 66
Montrose, CO 81402
(303) 249-4400

ENGINEER/REPRESENTATIVE: Frank Tucker

STAFF REPRESENTATIVE: David Thornton

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., July 30, 1992.**

CITY FIRE DEPARTMENT 07/13/92
George Bennett 244-1400

No problems.

CITY UTILITIES ENGINEER 07/15/92
Bill Cheney 244-1590

SEWER - City records indicate the building located at 501 Highway 50 South is not connect to City sewer. Public sewer is available approximately 300' south and east of the property in Highway 50. Since the property is within 400' of public sewer, connection will be required. An "Industrial Pretreatment Application" will have to be filed with the City Pretreatment Coordinator located at the Persigo Wastewater Facility.

WATER - Provide estimate of water usage excluding any irrigation requirements.

FILE #40-92

Page 2 of 4

PUBLIC SERVICE COMPANY 07/10/92

Dale Clawson 244-2695

No objections.

CITY PARKS & RECREATION 07/16/92

Don Hobbs 244-1542

I understand that no open space fee will be required. If this is not the case we will need an appraisal so the fee can be determined.

We are concerned that sufficient parking be provided, on site, as street parking is not available in this area.

U.S. WEST 07/15/92

Leon Peach 244-4964

No comments at this time.

CITY ENGINEER 07/16/92

Gerald Williams 244-1577

Submittal rejected (see attached). Must resubmit for review.

COMMUNITY DEVELOPMENT 07/20/92

David Thornton 244-1447

1. We need a building department determination of the seating capacity for the chapel area. The parking requirement will be based on one parking space per 5 seats of designed seating capacity.
2. A detailed drawing (utility composite) showing existing utilities to the site is required. These need to be submitted by July 22nd.
3. We recommend that the access off US Hwy 50 be abandoned and removed. Landscaping should be installed in the driveway area and curbing installed to eliminate the access. The parking area should be redesigned to accommodate the expanded area from the closed driveway access.
4. The landscaping plan approved for this site in 1990 is still valid. All dead landscaping must be replaced.
5. The new addition must meet the setbacks of the HO Zone which has a side and rear yard setback requirement of 15 feet. What is shown on the plan does not meet setbacks.

FILE #40-92
page 3 of 4

6. All review agency summary sheet comments must be addressed by the petitioner individually with each review agency and a written response provided for each comment. Responses are required in our office by Friday, July 31, 1992.

CITY POLICE DEPARTMENT 07/20/92
Martie Currie 244-3563

No problems noted.

July 1, 1992

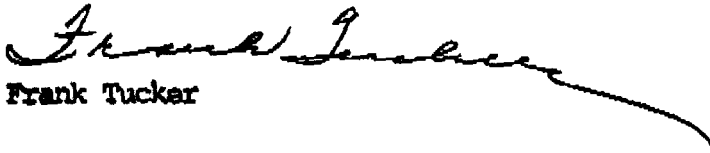
To Whom it may concern:

Regarding the action Sheet-FF-the following items shall be addressed.

- F. No convenents of record
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Yellow - Gas and Oil Blue - Water Pink - Cable
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- V. Parking - see site plan - additional parking would be available if the HWY-50 access is shut off - I would take care of the requirements and cost of curbing that section - any suggestions would be greatly appreciated and will cooperate with you to accomplish this goal.
- X. Traffic Circulation Patterns - see site plan - some of this is already existing through the City.
- Z. Structural Information - see site plan.

One additional thought, any existing landscaping that was required by the city shall be maintained - grass or trees that have died shall be replaced. All shall be maintained by your standards.

Sincerely,


Frank Tucker

July 22, 1992

Re: 501 Hwy 50 So. Grand Junction,
Conditional Use Permit.

To whom it may concern:

The following items that will be required for the approval on the Conditional Use Permit are as follows:


1. Regarding the septic: A sewer hook-up will be required by the city - applicant understands and acknowledges that this will have to be done before a permit is issued. Restrooms shall be limited to normal restroom use.

2. Regarding drainage on the east side of building: Applicant acknowledges that a side walk will have to be put in at a higher level so the ground surface water will drain away from the property. The grade on the side walk will have to be approved by the city engineer.

3. Regarding Highway access and parking: Applicant acknowledges that permanent cement poles with chains shall block the highway access for entering on the east side - along with valet parking, and blocking the highway access in, additional parking will then be provided, approximately 10 spaces. the chain will be removed for exit use only. The first site plan is preliminary, a more detailed final plan shall be provided at a later date.

4. Regarding landscaping: Original plans of city requirements have been acknowledged by applicant. Any landscaping that has died shall be replaced as per city requirements, replacement for plants shall be 5 gal for plants, 1½ caliper for trees - evergreens, if any 6 foot or taller.

Sincerely,



Frank Tucker

M. SIMON & ASSOCIATES, p.a.

ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

July 28, 1992

Community Development
City of Grand Junction, Colorado

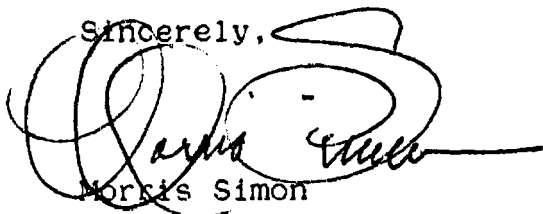
RE: Setback requirement for HO Zone.
Columbarium and Mortuary Service Facility
501 Highway 50 South
Grand Junction, Colorado

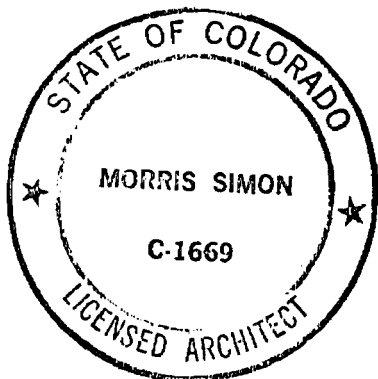
Dear Sir:

On behalf of the owner Mr. Frank Tucker, we are respectfully requesting a variance of 8' (rear setback) on a new addition on the west side of the existing building at the address above. Please refer to preliminary plans submitted.

Thank you for your consideration.

Sincerely,


Morris Simon



COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

File #40-92

PROPOSAL

REQUEST

Request for a Conditional Use Permit for a Columbarium/ Mortuary Service at 501 Hwy 50, Orchard Mesa. This site was approved for automobile sales and opened as a Van Conversion and sales in 1990. That business closed down about a year or so ago.

The petitioner is proposing to remodel the existing building approx. 2400 sq ft and add approximately 625 sq ft of additional space to house the facility. Within the facility will be a chapel area that will seat 96 people designed capacity.

With the additions, total lot coverage by structures is 2919 sq ft of 15,605 sq ft or 18.7 percent. The HO zone allows a maximum of 35 percent for structure coverage of lot.

The rear yard setback in the HO zone is 15 feet. The existing building does not conform to this requirement and any new additions to the old structure have to meet the 15 feet setback unless a variance is granted. The petitioner is requesting that Planning Commission grant a reduction in the rearyard setback from 15 feet to 7 feet, (an 8 ft reduction), for the new addition on the west side of the building. Staff has talked with the neighbor on the adjacent property and they have no objections to this request. This request would basically allow the petitioner to extend his South wall to the West in line with the existing building.

Tri-Color
PHOTO
1983
Dev in H.O.

PARKING

Parking required for a mortuary type use by code is 1 space per 5 people designed capacity. Therefore 20 spaces are required. They are proposing 21 spaces as per their last site plan submittal received 7-28-92. On that site plan, space 19 does not work and we recommend parallel parking for spaces 19 and 20 giving the site 20 parking spaces instead of 21.

Staff has concerns that 20 spaces are NOT adequate even though it meets the code minimum for the following reasons:

1. There is no "overflow type parking" available along public streets anywhere near this site due the safety reasons and existing improvements. For example, no parking will be allowed onstreet along Canon Street and Highway 50.

2. We have doubts that an average of 5 people ride in every vehicle that attends a service for the deceased. Perhaps that number should be closer to 4 or 3 persons per vehicle.

The petitioner is proposing to use valet parking so cars can be parked closer together thus allowing more than the 20 vehicles on occasions when large groups are using the facility. Since the petitioner does meet the intent of the code for the minimum number for mortuaries, perhaps the valet parking is adequate as a solution when more parking is needed. The petitioner will be at the Planning Commission meeting to defend his case.

ACCESS

The petitioner is proposing access from Canon Street (26 1/4 Rd in the County) , one driveway and an exit only along Highway 50. A state highway access permit will be required for Hwy 50 if the site plan is approved as such.

The driveway on Hwy 50 that the petitioner is requesting to be used as an exit only will have a permanent concrete post on both sides with a chain strung between them across the driveway to block access. Staff has concern with this from an enforcement standpoint because it will be hard to regulate the access on this driveway in the future. Also, any designated parking spaces located in front of this driveway should be permanent. Our recommendation would be to remove the driveway completely and extend the landscaping through this area. The petitioner does not want to remove the driveway completely because by doing so may make it harder to get it back from the State Highway department in the future if ever needed.

LANDSCAPING

Staff is requiring that the petitioner revive and replace any dead landscaping that was put in as part of the approved landscaping plan for the Van Conversion business approved in October of 1990. The petitioner has a copy of that landscaping Plan and has agreed to implement it.

SIGNAGE

Proposed signage for the property is for one 40 sq ft flush wall sign on the north side of the building. The 40 sq ft is well within the allowance of 194 sq ft allowed for that side of the building. Any future signage requested will be required to meet requirements of the sign code.

SURROUNDING LAND USE AND ZONING

Zoning for the site is HO. The surrounding zoning is PZ, HO and C-1. Surrounding uses are Snider Memorial on the South, a cemetery across Canon Street to the West, Duckpond Park to the Northeast, Single Family across Highway 50 to the East.

CORRIDOR GUIDELINES - Highway 50 - Orchard Mesa

The proposed use is appropriate as per the corridor guidelines. Access points should be designed to maintain a clear site distance for traffic safety.

26 1/4 ROAD

S 00°27'0" E 87.27'

GRASS & BUSHES

GRASS & BUSHES

ASPHALT

ASPHALT

N 71°18'30" E 95.89'

Grass & Bushes

Grass & Bushes

NOTE:

PRESENTLY USED FOR PARKING.
AREA IS ON HIGHWAY R.O.W.

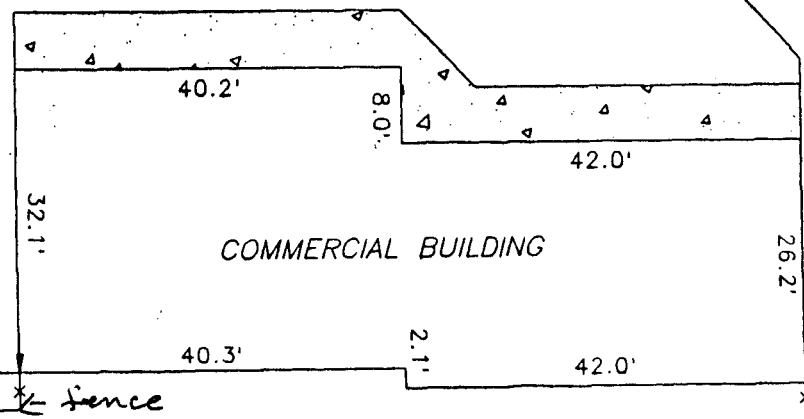
EDGE HIGHWAY

S 39°33'0" E 49.30'

HIGHWAY 50

S 54°21'30" E 21.20'

ASPHALT



fence

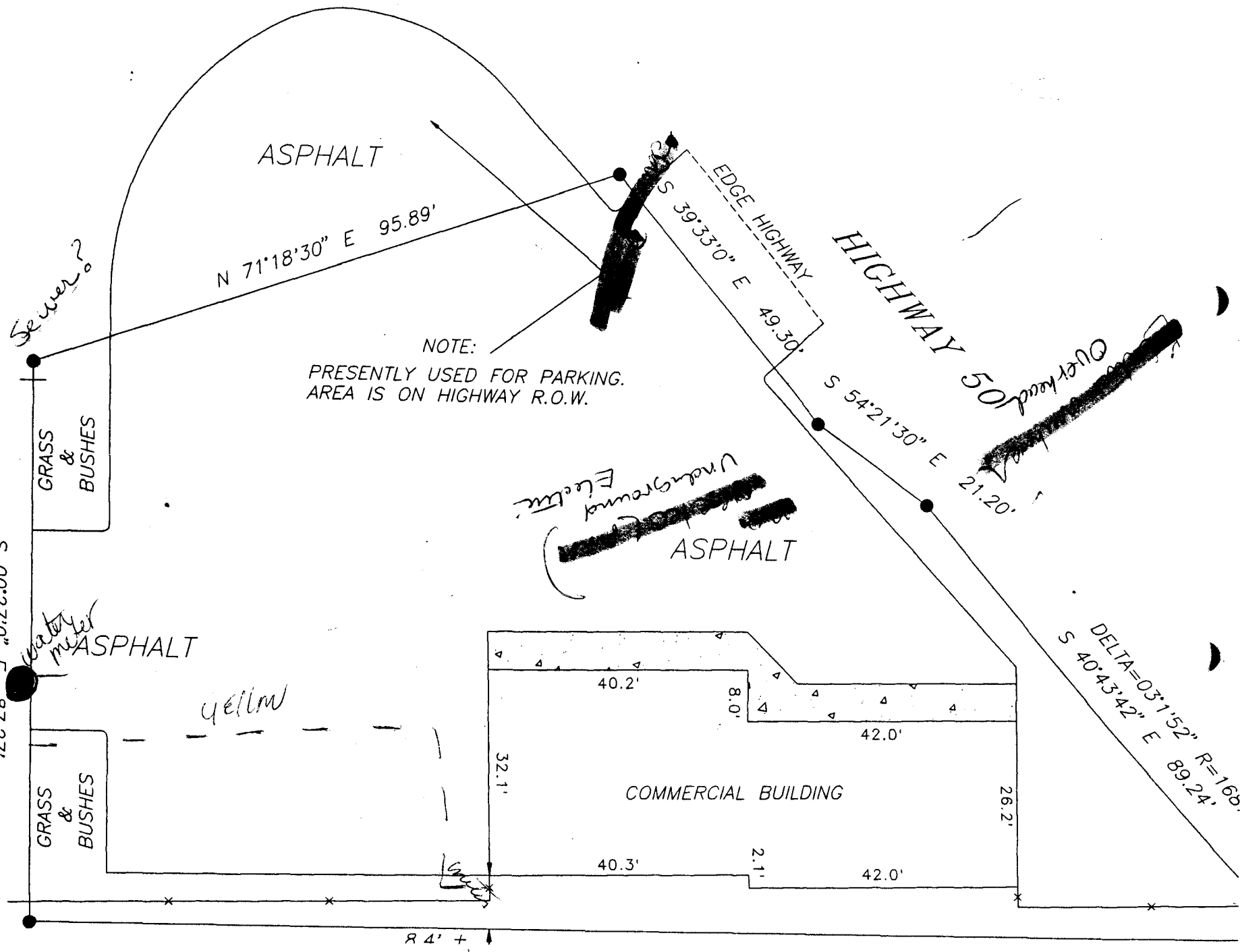
R 4' +

DELTA=03°1'52" R=160'
S 40°43'42" E 89.24'

Grass & Bushes

26 1/4 ROAD

S 00°27'0" E 87.27'



ASPHALT

N 71°18'30" E 95.89'

NOTE:
PRESENTLY USED FOR PARKING.
AREA IS ON HIGHWAY R.O.W.

EDGE HIGHWAY

S 39°33'0" E 49.30'

HIGHWAY 50

S 54°21'30" E 21.20'

Underground Electric

ASPHALT

DELTA=03°1'52" R=166'
S 40°43'42" E 89.24'

GRASS & BUSHES

ASPHALT

GRASS & BUSHES

COMMERCIAL BUILDING

40.2'

8.0'

42.0'

32.1'

40.3'

2.1'

42.0'

26.2'

R 4' +

sewer

water meter

yellow

Overhead

40 92

City of Grand Junction #420 fee (refundable) \$500 fee (refundable)



ACTION SHEET

FF ACRES 3583

CONDITIONAL USE

FILE NUMBER #40 92

UNITS _____

ZONE H.O

DENSITY _____

ACTIVITY Storage Facility for Mortuary Service Facility + Columbarium (Human Ashes) TAX SCHEDULE # 2945-262-03-001

PHASE _____

COMMON LOCATION 501 Hwy 50 South

DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____

DAY REVIEW PERIOD _____ RETURN BY _____

OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____

RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

All original documents go to Planning Dept. Packet

REVIEW AGENCIES

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	
<input checked="" type="checkbox"/> Planning Department	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Engineer (2 sets)	●	●							●																									
<input checked="" type="checkbox"/> Transportation Engineer	●	●																																
<input checked="" type="checkbox"/> City Parks/Recreation	●	●		●																														
<input checked="" type="checkbox"/> City Fire Department	●	●																																
<input checked="" type="checkbox"/> City Police Department	●	●																																
<input type="checkbox"/> County Planning	●	●																																
<input type="checkbox"/> County Engineer	●	●																																
<input type="checkbox"/> County Health	●	●																																
<input type="checkbox"/> Floodplain Administration	●	●							●																									
<input type="checkbox"/> G.J. Dept. of Energy	●	●																																
<input type="checkbox"/> Walker Field	●	●																																
<input type="checkbox"/> School District	●	●																																
<input type="checkbox"/> Irrigation	●	●																																
<input type="checkbox"/> Drainage	●	●																																
<input type="checkbox"/> Water (Ute, Clifton)	●	●																																
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●																																
<input checked="" type="checkbox"/> U.S. West	●	●																																
<input checked="" type="checkbox"/> Public Service (2 sets)	●	●																																
<input checked="" type="checkbox"/> State Highway Department	●	●																																
<input type="checkbox"/> State Geological	●	●																																
<input checked="" type="checkbox"/> State Health Department	●	●																																
<input checked="" type="checkbox"/> City Property Agent	●	●																																
<input checked="" type="checkbox"/> City Utilities Engineer	●	●																																
<input checked="" type="checkbox"/> City Attorney	●	●		●																														
<input type="checkbox"/> Building Department	●	●																																
<input type="checkbox"/> DDA	●	●																																
<input checked="" type="checkbox"/> GJPC (2 packets)	●	●																																
<input type="checkbox"/> CIC (11 packets)	●	●																																
<input type="checkbox"/> Other	●	●																																

TOTALS

BOARDS

DATE

4-0

PL

8-4

Approve subject w/ removal of driveway on Hwy 50 & change parking space in front of Hwy 50 to 2 parallel spaces And review comments

STAFF

From Office
BAOWEN
2003

APPLICATION FEE REQUIREMENTS

\$ 420.00



City of Gr Junction # 420 fee
50 fee (refundable)



ACTION SHEET

FF

ACRES _____ FILE NUMBER _____
 UNITS _____ **CONDITIONAL USE** ZONE H.O
 DENSITY _____
 ACTIVITY Storage Facility for Mortuary Service TAX SCHEDULE # 2945-262-03-001
Facilities & Columbarium (Human Ashes)
 PHASE _____
 COMMON LOCATION 501 Hwy 50 South
 DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____
 _____ DAY REVIEW PERIOD RETURN BY _____
 OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____
 RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

All original Documents go to Planning Dept. Packet

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

REVIEW AGENCIES

Agency	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
<input checked="" type="checkbox"/> Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Engineer <u>(2 sets)</u>	●	●							●																								
<input checked="" type="checkbox"/> Transportation Engineer	●	●																															
<input checked="" type="checkbox"/> City Parks/Recreation	●	●	●																														
<input checked="" type="checkbox"/> City Fire Department	●	●																															
<input checked="" type="checkbox"/> City Police Department	●	●																															
<input type="checkbox"/> County Planning	●	●																															
<input type="checkbox"/> County Engineer	●	●																															
<input type="checkbox"/> County Health	●	●																															
<input type="checkbox"/> Floodplain Administration	●	●							●																								
<input type="checkbox"/> G.J. Dept. of Energy	●	●																															
<input type="checkbox"/> Walker Field	●	●																															
<input type="checkbox"/> School District	●	●																															
<input type="checkbox"/> Irrigation	●	●																															
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<input type="checkbox"/> Water (Ute, Clifton)	●	●																															
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<input checked="" type="checkbox"/> Public Service <u>(2 sets)</u>	●	●																															
<input checked="" type="checkbox"/> State Highway Department	●	●																															
<input type="checkbox"/> State Geological	●	●																															
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<input checked="" type="checkbox"/> City Attorney	●	●		●																													
<input type="checkbox"/> Building Department	●	●																															
<input type="checkbox"/> DDA	●	●																															
<input checked="" type="checkbox"/> GJPC <u>(2 packets)</u>	●	●																															
<input type="checkbox"/> CIC (11 packets)	●	●																															
<input type="checkbox"/> Other	●	●																															
<input type="checkbox"/>																																	
<input type="checkbox"/>																																	
<input type="checkbox"/>																																	

TOTALS

BOARDS DATE

Aug 4, 92

Approved with condition that U.S. 50 Exit be eliminated, and that two parallel parking spaces be required in front of the eliminated space
Review Agency Comments

STAFF

APPLICATION FEE REQUIREMENTS

\$ 420.00



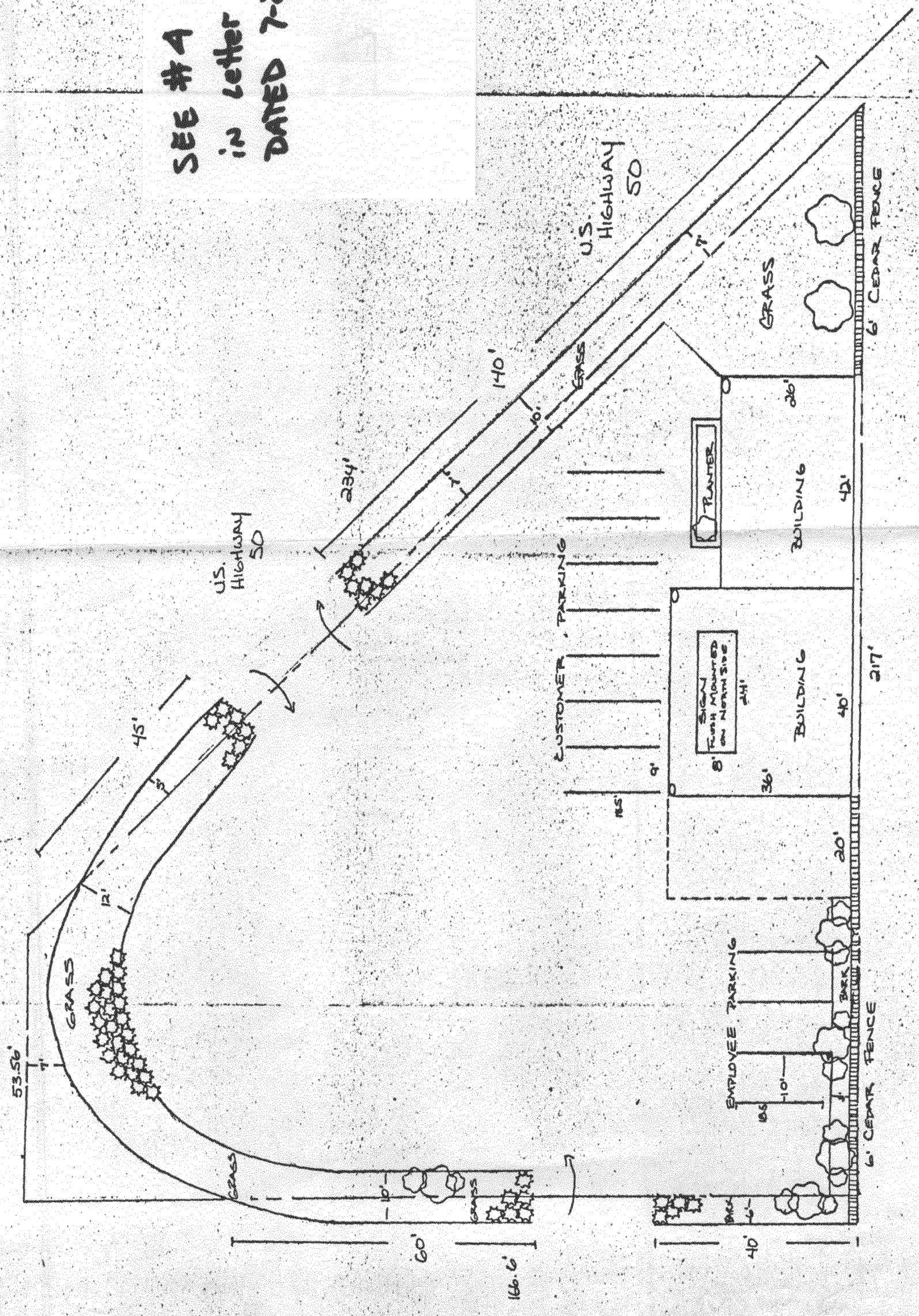
LANDSCAPING PLAN
 APPROVED OCT. 1990

SEE #A
 in letter
 DATED 7-22-92

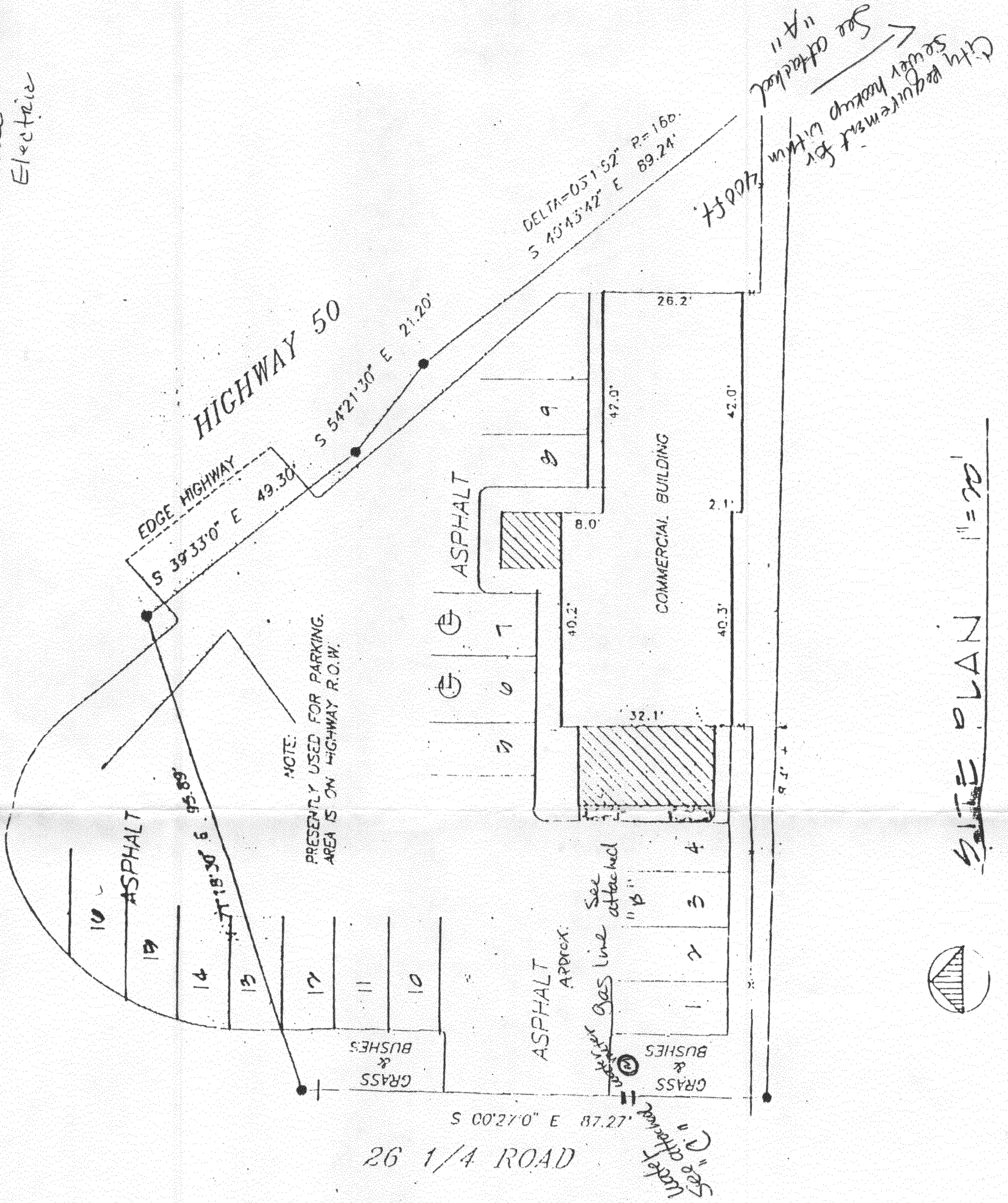
REVISIONS	BY

KEY
PROPERTY LINE
EXISTING CURB
CEP. FENCE
OUTSIDE UNITS
JUNIERS
ASPEN(?)
SIGNAL 8' X 24'
WESTERN COLORADO VANS CONVERSIONS
IRRIGATION
AUTOMATIC SPRINKLER SYSTEM

DRAWN BY	J. VANDERLINDT
CHECKED BY	
DATE	9/8/90
SCALE	1" = 10'
SHEET NO.	
TITLE	WESTERN COLORADO VANS CONVERSIONS



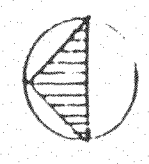
NO Buried telephone lines - attaching?
 CABLE
 Electric



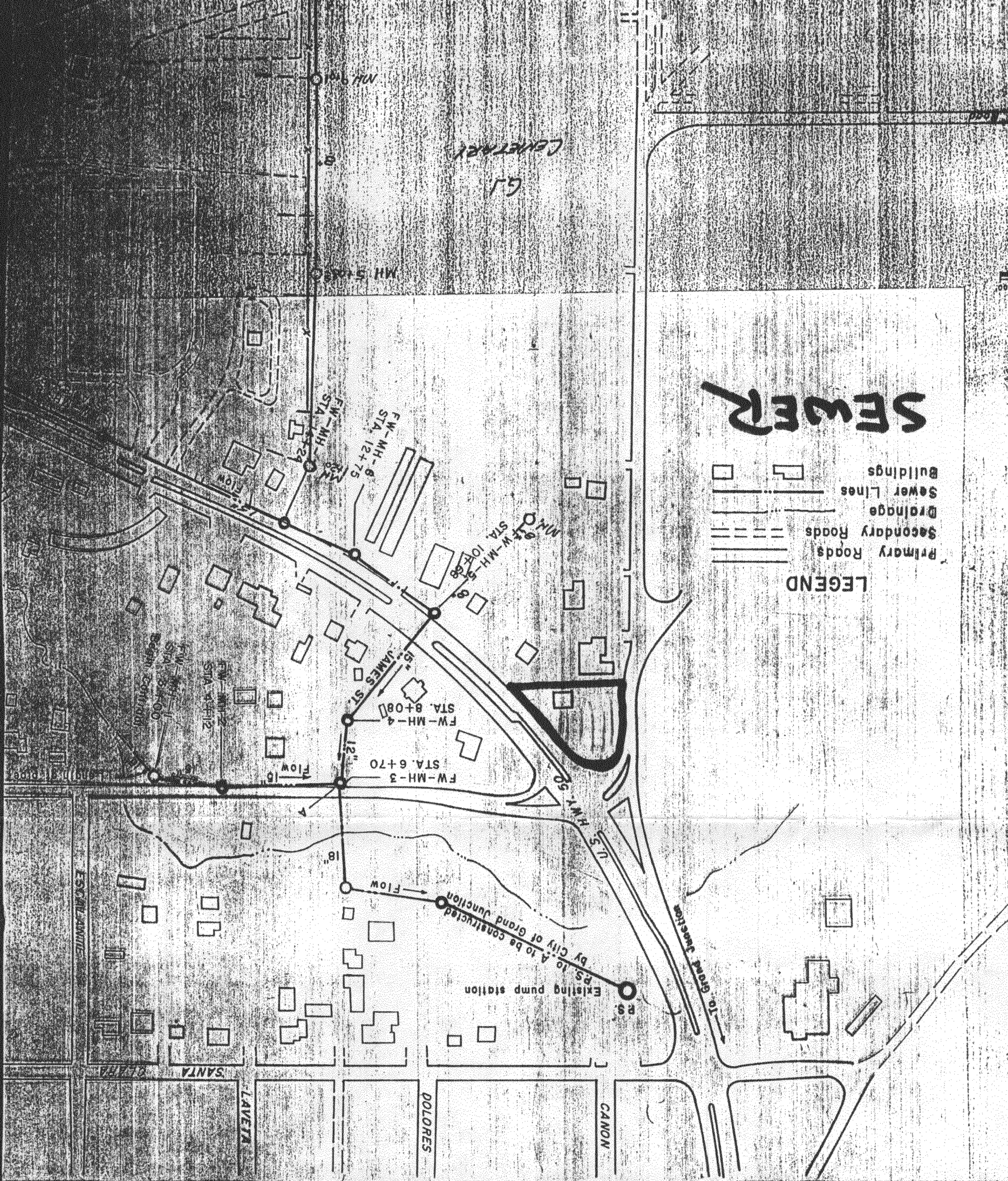
See attached
 City requires hookup within
 100ft.

Hook-up for Both
 gas & city water are
 Off of 26 1/4 Road

SITE PLAN 1" = 20'



A

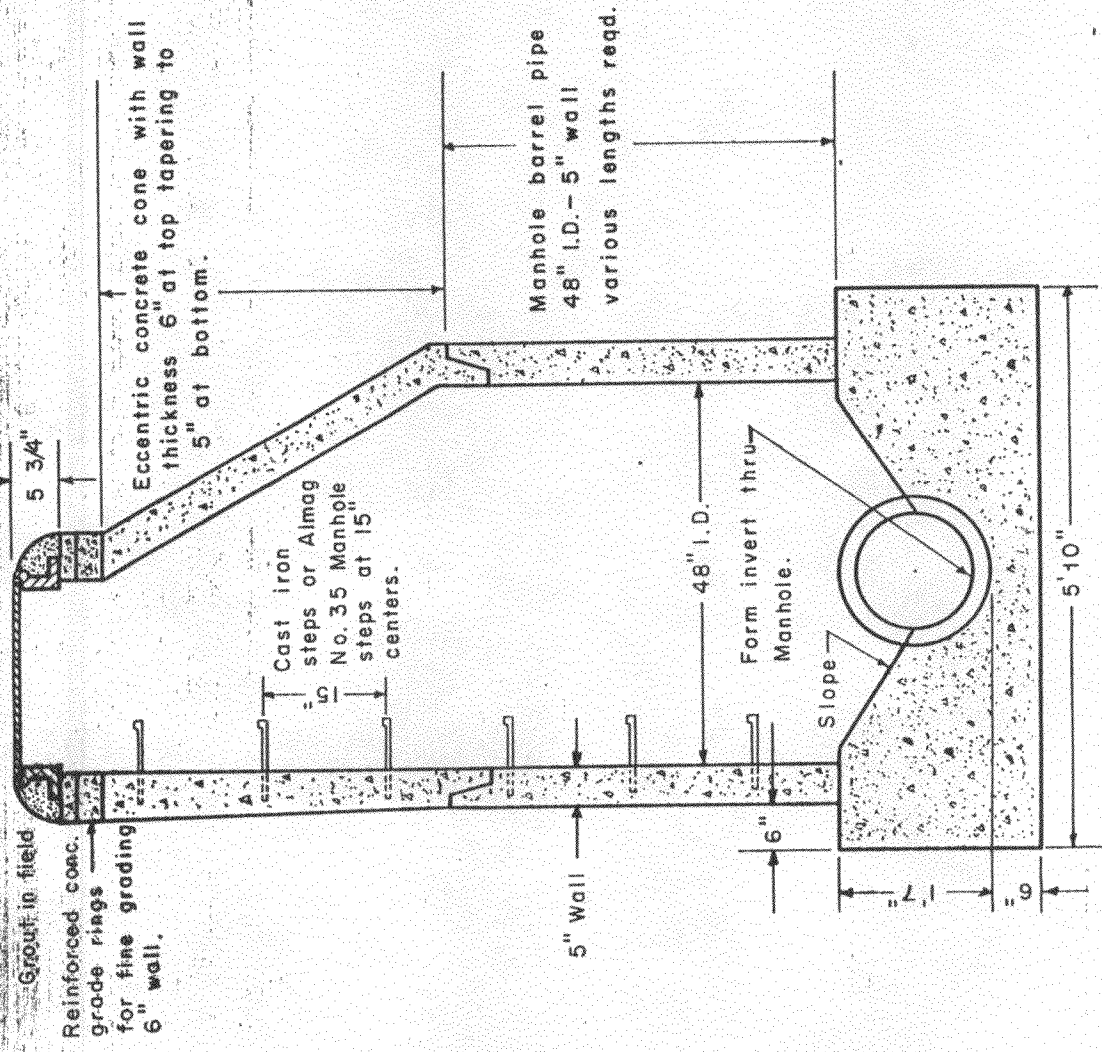


POSITION LOG OF PRINT ON THIS LINE

REVISIONS

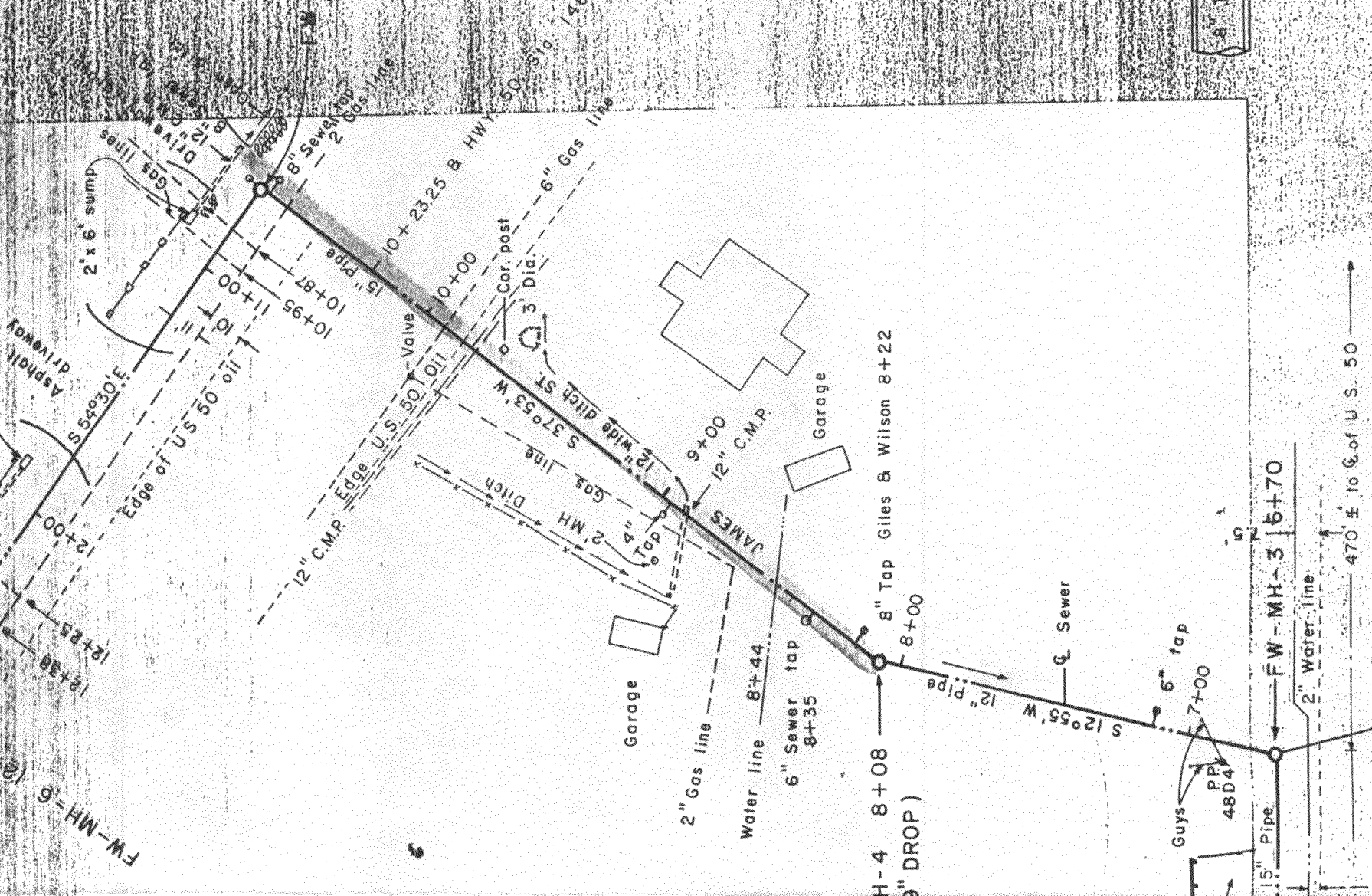
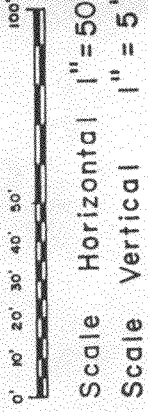
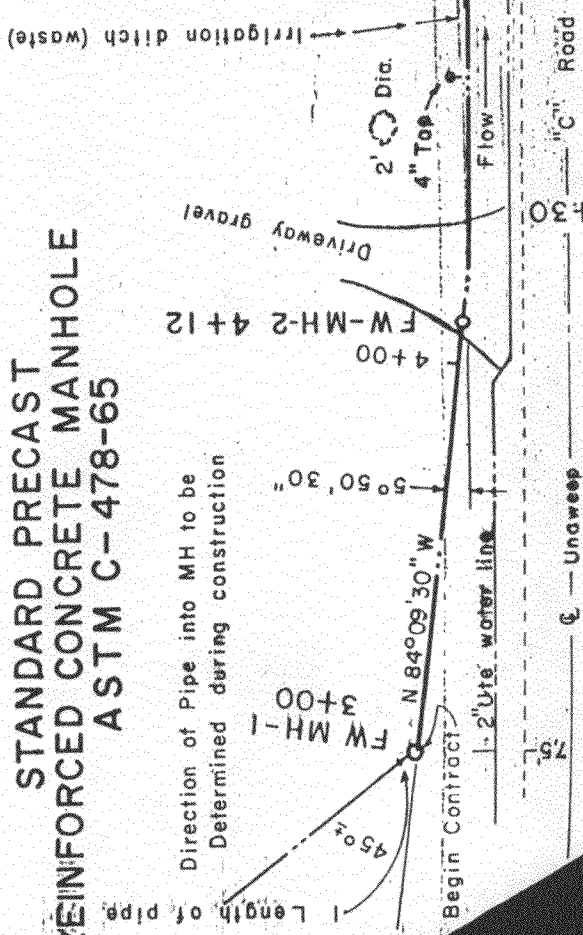
DATE

Cast Iron Manhole Rings and Covers
Spec. 250 D 250 lbs.

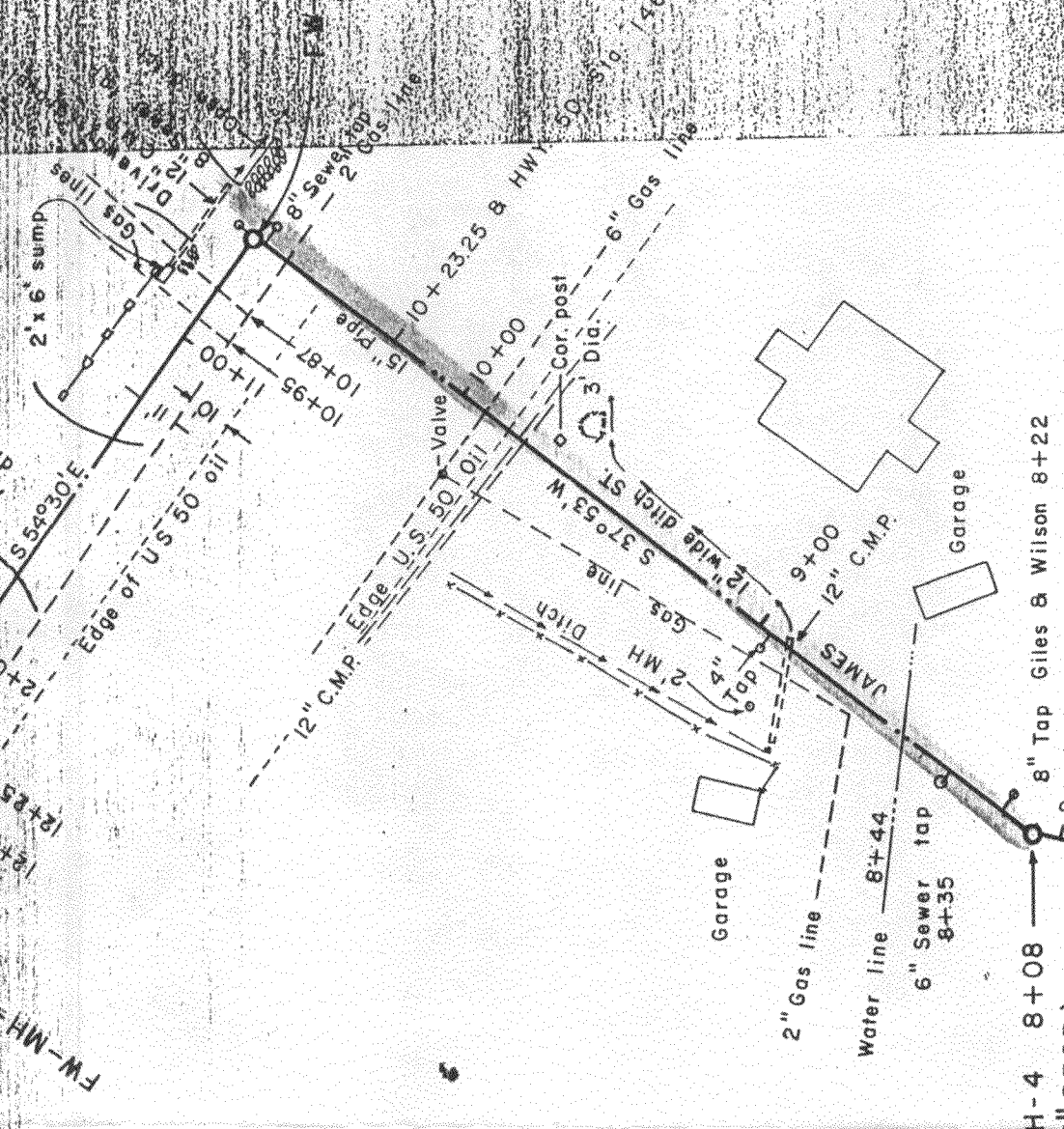


**STANDARD PRECAST
REINFORCED CONCRETE MANHOLE
ASTM C-478-65**

Direction of Pipe into MH to be Determined during construction

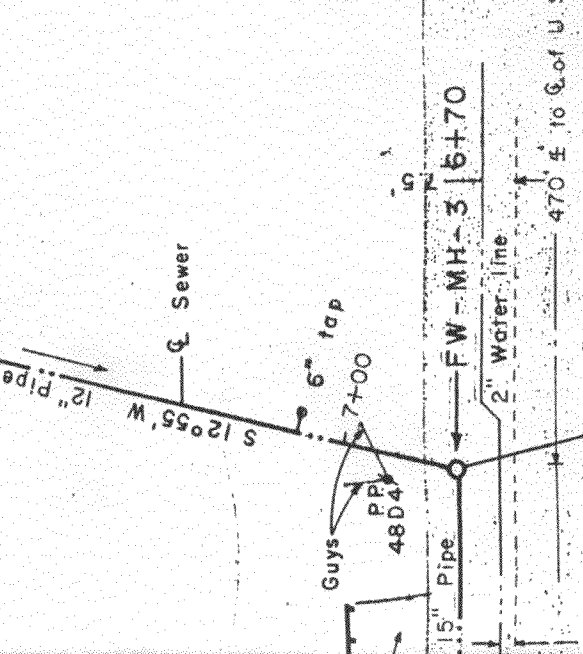


Cast Iron Manhole Rings and Covers
Spec. 250 D 250 lbs.



**STANDARD PRECAST
REINFORCED CONCRETE MANHOLE
ASTM C-478-65**

Direction of Pipe into MH to be Determined during construction



③

Patrick S. [unclear]

FORM 410-24-036

ADDRESS

501 Highway 50
Loren E. Gosnell
Route CW0 90955

GAS SERVICE RECORD

PLAT NO. **839-840** EXT. NO. **A72242**
ORDER NO. **41-46510-1**
CHARGED CUSTOMER **6/13/66**
ANALYSIS NO.

ENTRANCE ON	SERVICE LAID	MAIN IS	OF	PL. OF	P.L. OF	WALL	LIES	PLUG	VALVE SERVICE V.	BOLSTER INST.
INCH	FT.	INCH	FT.	FT.	FT.	FT.	FT.	INCH	INCH	INCH
4	158	6	5	5	50	1	19	5	1	1

GAS SERVICE RECORD

NOTION INTERMEDIATE PRESSURE

HOUSE NO. **501 SH 50**

26 1/4 RD

C ROAD

1 1/2 INCH

4" MWIP

76" 90°

1" NEW RISE

NEW RISE 1" N.A.F.S. WALL

STUB

30

17

33

225

NIT

30

92

NONA

180

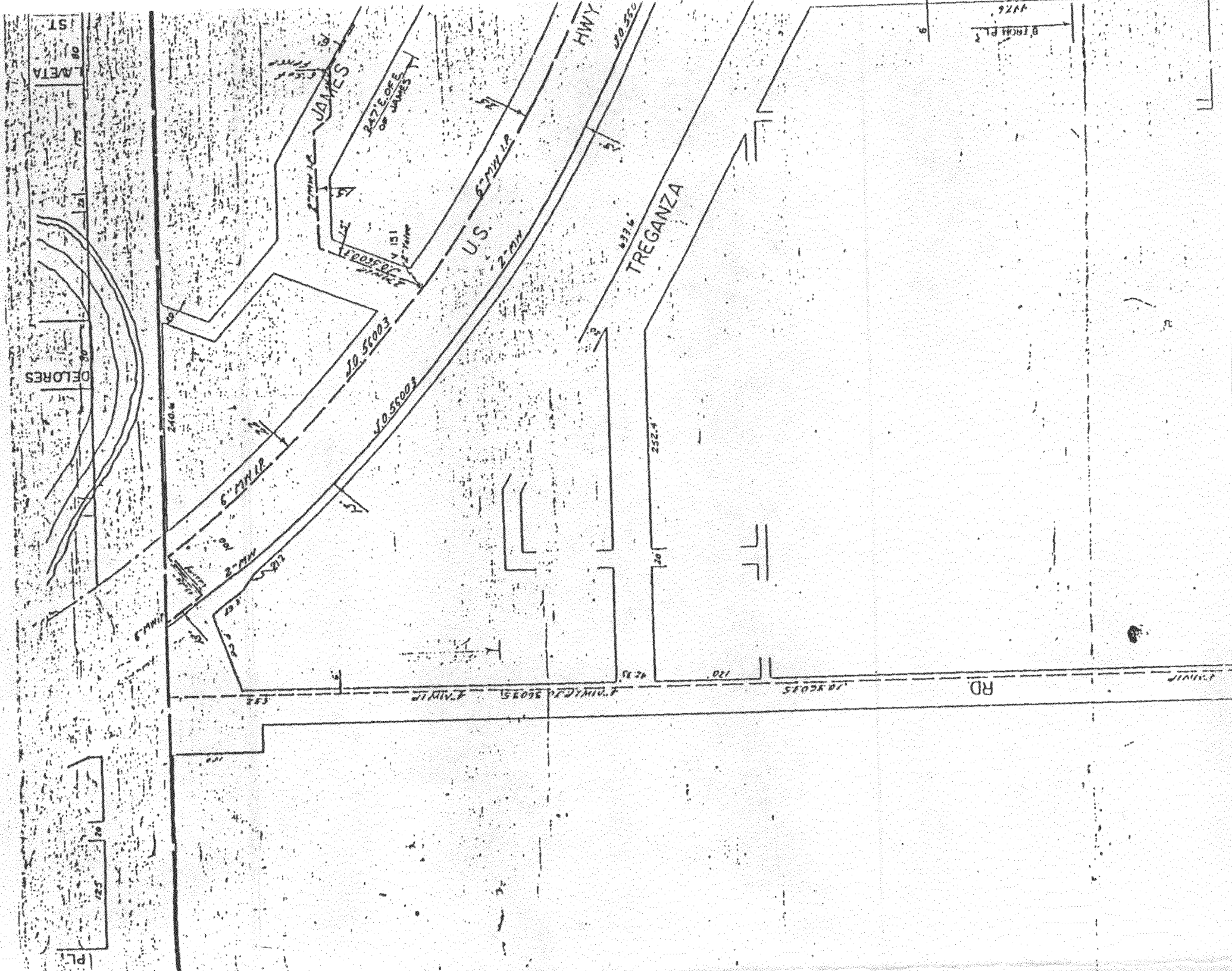
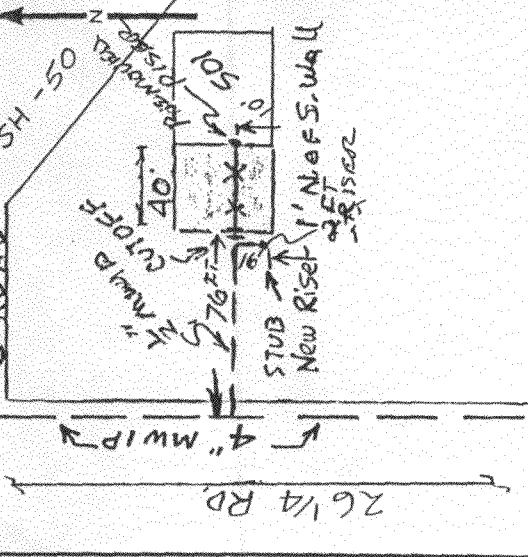
GOOD

GOOD

6-4-66

ESTIMATE	ACTUAL	PLUG	VALVE	ST. DATE
FT.	FT.	INCH	INCH	AVE. DATE

INSULATED & MAIN	YES	
ACCESSIBLE UNDERGROUND VALVE		
INSTALLED	17	90°
TURN	1	TO CLOSE
LOCATED	5	at 5 ft
PIPE		
NEW PIPE	Y 2 6	INCH
INSTALLED		
SIZE FEET		
PERMIT NUMBER		
OIL TICKET NUMBER		
TEST PRESSURE	225	PSI
TEST MADE WITH	NIT	
TEST DURATION	30	MIN.
OLD PIPE RE-		
USED IN PLACE	1 1/2	INCH
WALL TO MET.		
WALL TO P.L.		
MAIN TO P.L.	Y 2 6	INCH
CATHODIC PROTECTION		
BEFORE	180	
AFTER	80	
CONDITION OF SERVICE	GOOD	FAIR
CONDITION OF MAIN	GOOD	FAIR
FOREMAN	LOSTER	DATE COMPLETED
		6-4-66



100005

RD

6

126

252.4

120

100005

RD

100005

RD

100005

RD

100005

RD

100005

RD

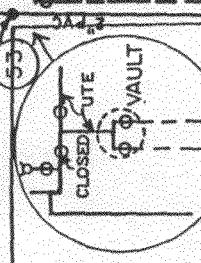
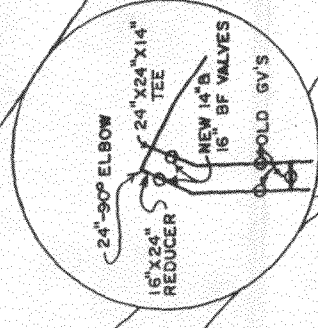
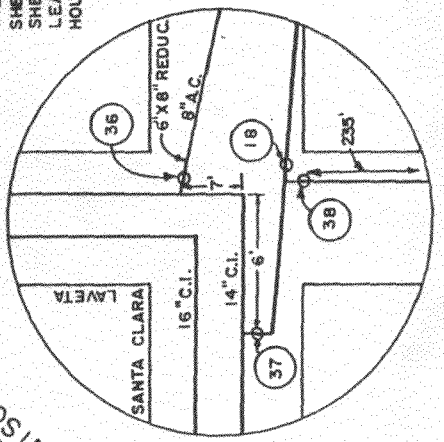
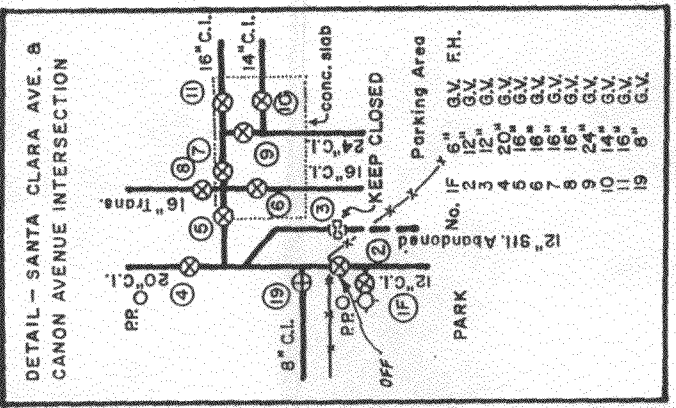
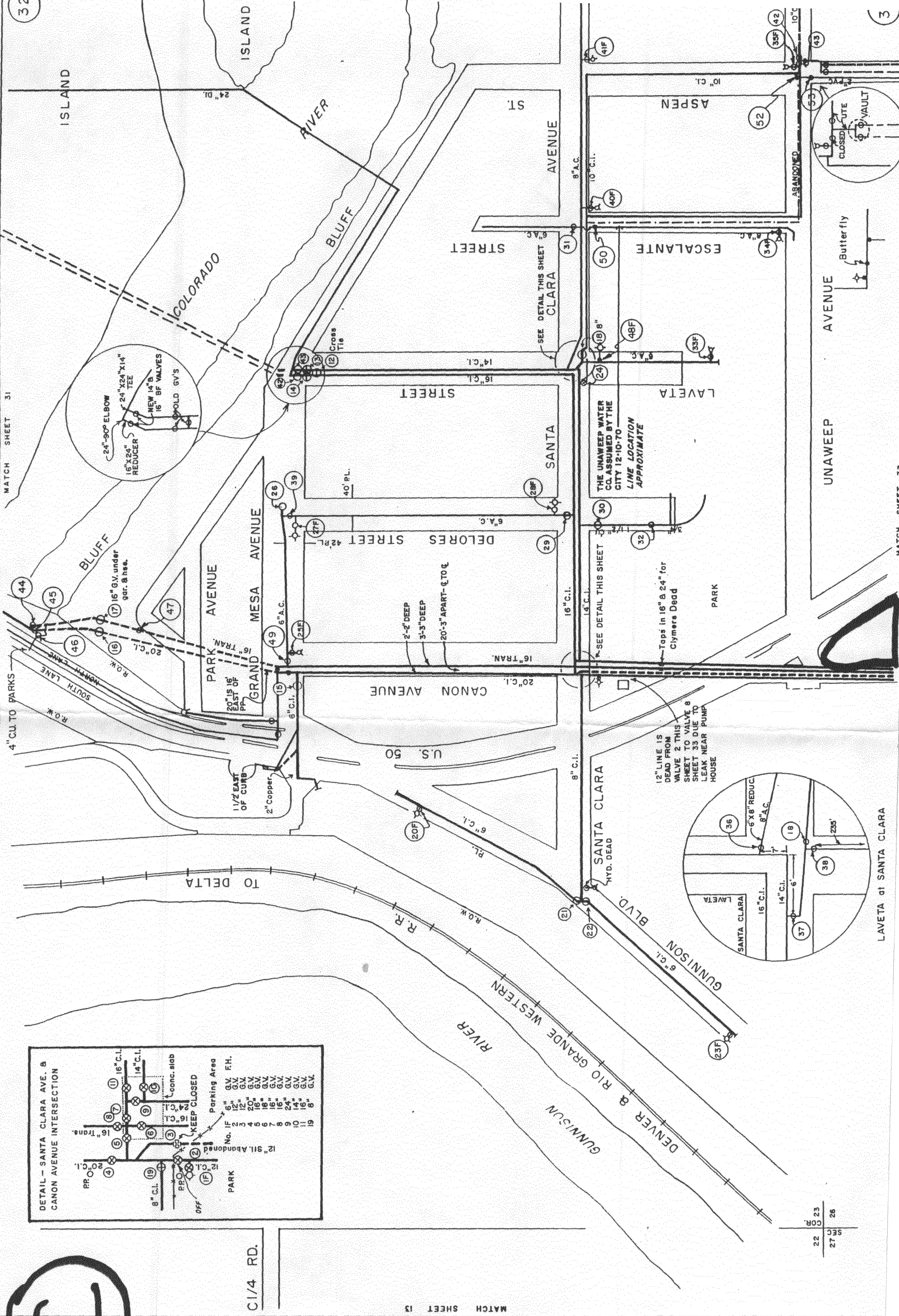
100005

RD

100005

RD

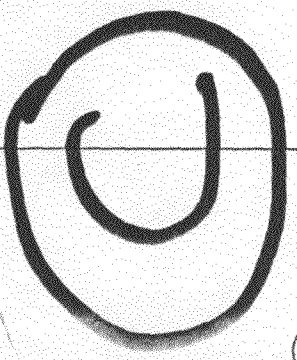
100005



MATCH SHEET 31

MATCH SHEET 13

22 6 23
27 5 26



MATCH SHEET 12

D. & B. R.G.W. R.R. R.O.W.

12" DEAD TO PUMP HOUSE
CLOSED

ASSUMED - 16" Crosses 12" Stl.
between here and Duck Pond

U. S. HIGHWAY No. 50

STREET

GLENWOOD

MUNICIPAL CEMETERY

9F 14 10 11F

6" Compound Meter

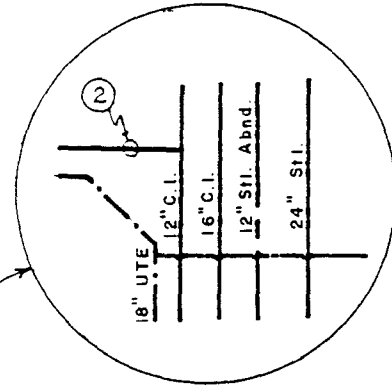
8" C.I.

8" C.I.

26 1/4 ROAD

CATHOLIC CEMETERY

Untreated Water in 12" C.I.



TO A.E.C.

8 3/4 ROAD

ROAD

CALVARY ADDITION

12

13F

ASPEN

MATCH SHEET 36

VETERANS CEMETERY

W.R.C.

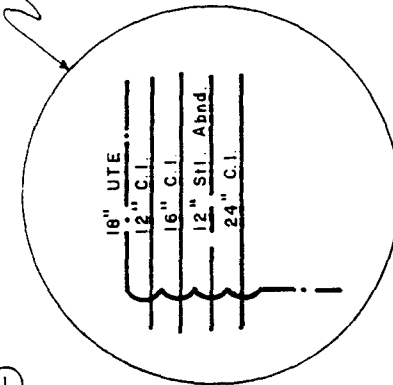
I.O.O.F CEMETERY

MASONIC CEMETERY

CALVARY CEMETERY

18" UTE

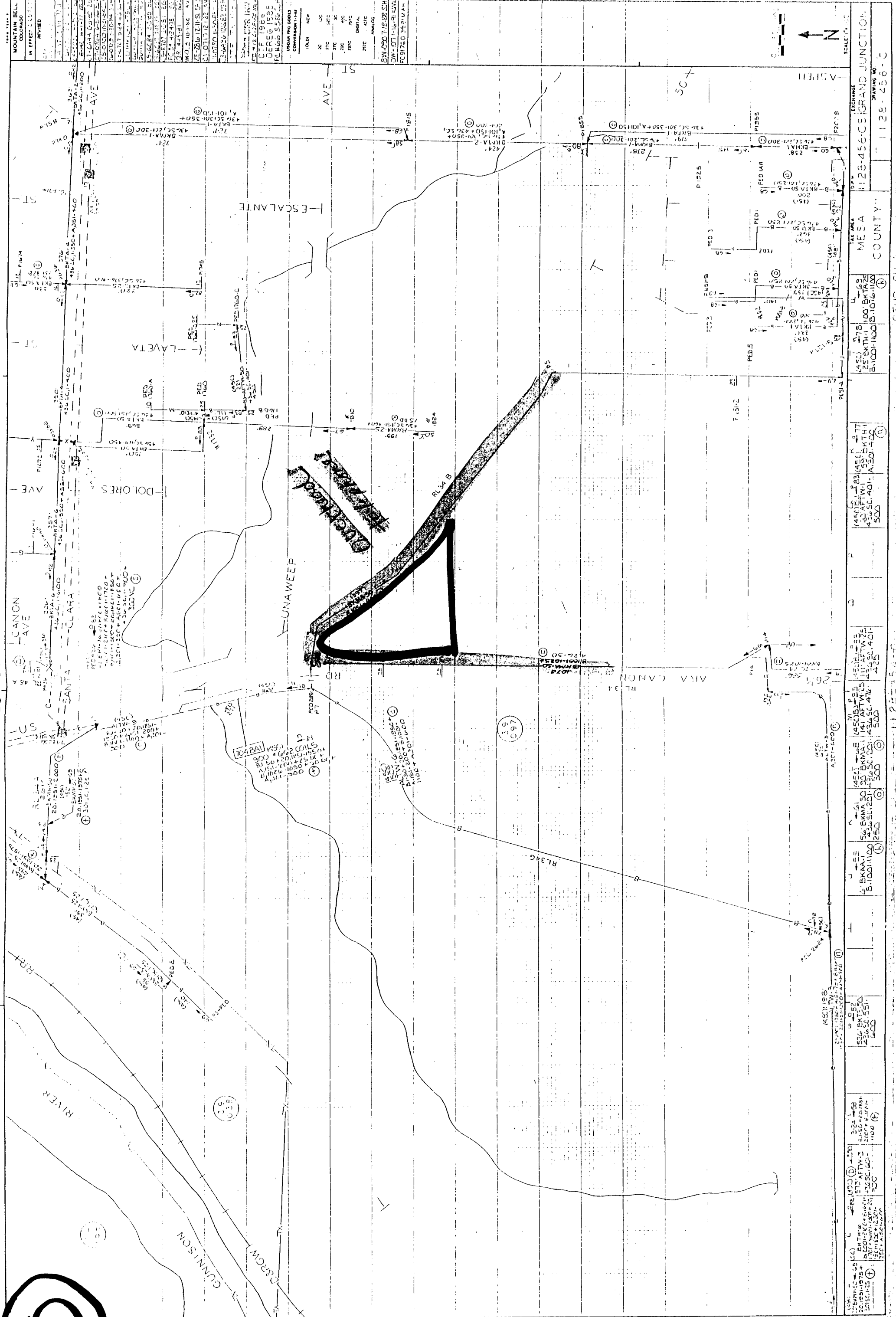
ORCHARD MESA CEMETERY



4" G.V. to meter tapped off 16" C.I.

MATCH SHEET 34

1128-456-C



MOUNTAIN BELL
COMMERCIAL

IN EFFECT 11/27/77
REVISED

NO.	DATE	DESCRIPTION
1	11/27/77	ISSUED FOR PERMITS
2	11/27/77	REVISED
3	11/27/77	REVISED
4	11/27/77	REVISED
5	11/27/77	REVISED
6	11/27/77	REVISED
7	11/27/77	REVISED
8	11/27/77	REVISED
9	11/27/77	REVISED
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49	11/27/77	REVISED
50	11/27/77	REVISED

1128-456-C

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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49	11/27/77	REVISED
50	11/27/77	REVISED

1128-456-C GRAND JUNCTION COUNTY ME S A

1128-456-C



ARCH/ENG

DATE: 1/14/71
DRAWN BY: J. J. [unclear]
PROJECT NO. [unclear]

2

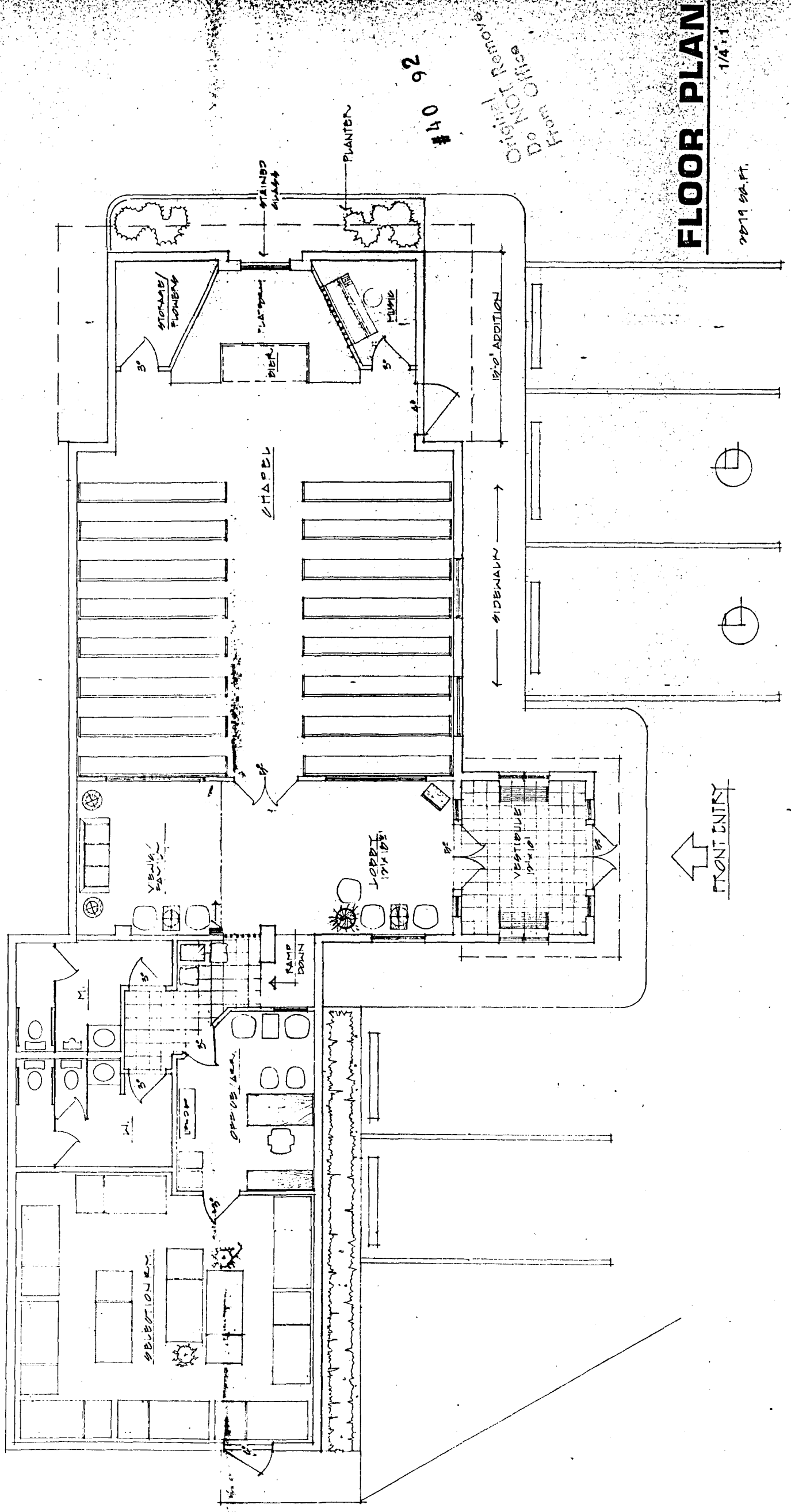
FLOOR PLAN

1/4" = 1'

2079 SQ. FT.

40 92

Original
Do NOT Remove
From Office



FRONT ENTRY