



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



Receipt 5267
 Date 8-27-92
 Rec'd By [Signature]
 File No. #52 92

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 type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use			487 28 1/4 Rd	C-1	Ambulance Service
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Tim McDonald & Richard Brennan

Thomas A. Logue & Mari Beth Jackson

Name Name

3050 Hall Avenue

725 Rood Ave.

Address Address

Grand Jet. CO. 81504

Grand Junction, CO. 81501

City/State/Zip City/State/Zip

6 Mari Beth Jackson 245-4601

245-4601

Business Phone No. 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.

Thomas A. Logue

8-14-92

Signature of Person Completing Application

Date

Richard J. Brennan
Timothy J. McDonald

Signature of Property Owner(s) Attach Additional Sheets if Necessary

(B)

PROJECT NARRATIVE FOR:
PARAMEDIC SERVICES, INC.

Introduction

The purpose of this Special Use Request is to allow the current owners of the subject site to utilize the site as an ambulance and paramedic service facility. The City of Grand Junction's Development Code requires a Special Use Permit for uses of this type in a commercial land use zone designation.

Location

The subject site is located west of 28 1/4 Road and 250 feet south of North Avenue in Grand Junction, Colorado. The site is located in part of the NW 1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridan.

Existing Land Use

The site is almost square in shape and is approximately 130 feet long north and south and 115 feet east and west. The entire site has been previously utilized as a fast food drive-in. A summary of the various existing land uses follows:

SITE AREA	14,950 SF
BUILDING AREA	1100 SF
LANDSCAPED AREA	1050 SF / 7.0 % of Total
NUMBER OF PARKING SPACES	24

The subject property is zoned C-1 (commercial) by the City of Grand Junction.

Surrounding Land Use

Surrounding land uses are considered to be "high" intensity. Most of the land in the surrounding vicinity is commercial or vacant in nature. Surrounding land uses are indicated on the following matrix and accompanying drawing:

I.D.	EXISTING USE	ZONE	AREA
1	CENTENNIAL SAVINGS BANK	C-1	0.57 ac
2	MINIATURE GOLF COURSE	C-1	0.41 ac
3	HOME APPLIANCE SERVICE	C-1	0.34 ac
4	CAHOOTS NIGHT CLUB	C-1	0.69 ac
5	SOLARUS SQUARE Retail Sales, offices	C-1	2.11 ac

#52 92
[Faint illegible text]

Proposed Land Use

The proposal calls for the establishment of a new ambulance and paramedic service for the site.

A total of 10 initial full time employees with the potential expansion to 15 will be required to operate the proposed facility. Paramedic Services, Inc. currently operates 4 ambulances with the possibility of expanding with 2 additional vehicles in the future.

The proposed facility will be operational 24 hours a day, 7 days a week.

Other than interior building remodeling, the only physical change to the site which would occur once the Special Use Permit is granted is re-landscaping of the open areas within the property and adjoining the street. Since the site has been vacant for several years the original landscaping has died. The proposal calls for new ground cover and the planting of new shrubbery. The establishment of street trees along 28 1/4 Road would be difficult due to existing overhead utility lines. The proposed landscaping will be watered using an existing underground pressurized system.

Utility Service

Sanitary Sewer and Domestic Water service is existing to the property. The closest fire hydrant is located 130 feet away south of the site along 28 1/4 Road.

Access

Primary access to the site is 28 1/4 Road which is fully improved Collector roadway. Two existing driveways are located along 28 1/4 Road. North Avenue, which is also a State Highway and a major east/west arterial, is located about 250 feet north of the subject property. Since the previous use was a drive-in restaurant, with high traffic volume generation, increases in traffic volumes would be much less with the proposed use.

Site Drainage

The subject site is not adversely affected by any off-site drainage influence. Storm water is carried on the surface to 28 1/4 Road, and south to an existing storm sewer located within 28 1/4 Road.

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NOV 10 1992
PLANNING DEPARTMENT

Special Use Criteria

The City of Grand Junction has established several criteria in evaluation of Special Use requests. The criteria can be found within Section 4-8 of the *Zoning and Development Code*. The following elements of this Special Usa Application respond to the 7 general criteria found within the code:

1. The proposed use is compatible with the surrounding uses due to the following:
 - A. Surrounding uses are considered to be of "high" intensity.
 - B. There are no non-residential uses in the vicinity of the proposed use.
2. The subject site is located on a fully improved collector street.
3. The intersection of 28 1/4 Road and North Avenue is signalized.
4. Adequate parking exists for employees.
5. Traffic generation will be less than the previous use.
6. All public services such as sewer and water are existing and available, including fire protection.
7. The proposed landscaping of the site meets the City's current landscape guidelines.
8. The 24 hour operation will not adversely affect adjoining properties.
9. Based on the applicant's market analysis there is a community need for paramedic services.

#52 92
City of Grand Junction
Planning Department
10/18/92

REVIEW COMMENTS

Page 1 of 3

FILE NO. #52-92 **TITLE HEADING:** Special Use Permit

ACTIVITY: Ambulance Service

LOCATION: 487 28 1/4 Road

PETITIONER: Paramedic Services, Inc.

PETITIONER'S ADDRESS/TELEPHONE: Tim McDonald & Richard Brennan
3050 Hall Avenue
Grand Junction, CO 81504
(303) 245-4601

ENGINEER/REPRESENTATIVE: Tom Logue/Mari Beth Jackson

STAFF REPRESENTATIVE: Dave Thornton

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., SEPTEMBER 18, 1992**

CITY PARKS & RECREATION **08/31/92**
Don Hobbs **244-1542**

Based upon the attached appraisal value of \$37,375.00 an open space fee of \$1,868.75 will be required ($\$37,375 \times 5\% = \$1,868.75$).

934.38

U.S. WEST **08/31/92**
Leon Peach **244-4964**

No comments at this time.

FIRE DEPARTMENT **08/31/92**
George Bennett **244-1400**

No problems.

PUBLIC SERVICE COMPANY **09/01/92**
Dale Clawson **244-2695**

No objections (gas or electric).

CITY POLICE DEPARTMENT **09/04/92**
Marty Currie **244-3563**

No problems noted.

GRAND JUNCTION DRAINAGE **09/04/92**
John L. Ballagh **242-4343**

There are no existing or planned drainage district open or tiled drains through or adjacent to the tract. The nearest district maintained drain originates near the southerly end of the asphalt pavement on 28 1/4 Road. The "goodwill drain" as it is know flows southerly then southeasterly to 28 1/2 Road thence southerly again where it discharges into the Fruitvale drain which empties into Indian Wash at 28 Road and the railroad.

COMMUNITY DEVELOPMENT **09/09/92**
David Thornton **244-1447**

1. Open space fee will be based on 2.5% of FMV of unimproved land. Fee required equals \$934.38. Fee must be paid prior to Special Use Permit approval.
2. Signage shall meet all requirements of the Zoning and Development Code.
3. Access for this location appears to be good for this location.
4. Landscaping (please submit revised landscaping plan):
 - a. One tree is required for every 500 s.f. of landscaping. A minimum of four (4) trees are required for this site.
 - b. All shrubs, at planting, shall meet the code minimum of 5 gallon size.
 - c. The current zoning code requires all landscaping to be living. That area in front of the building around the proposed sign needs to be brought up to code with shrubs, etc.
 - d. All landscaped areas must be serviced by a pressurized underground irrigation system.
5. Parking is adequate; 25 spaces are proposed.
6. All review agency comments must be adequately addressed prior to final approval.

CITY UTILITIES ENGINEER **09/09/92**
Bill Cheney **244-1590**

Sewer - Contact Fruitvale Sanitation on issues pertaining to sewer availability.
Water - Per Ordinance #2497, the 6" water line in 28 1/4 Road does not meet criteria established in Section 31-94920. Special approval from the Grand Junction Fire Department will be required if the "Special Use" is to be approved.
No other comments.

FILE #52-92
page 3 of 3

CITY ENGINEER
Gerald Williams

09/10/92
244-1591

No comment.

NO REVIEW COMMENTS RECEIVED FROM:

Transportation Engineer
Grand Valley Irrigation
Fruitvale Sewer District
City Property Agent
City Attorney
Building Department

REVIEW COMMENTS

Page 1 of 3

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Gerald Williams

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244-1591

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Grand Valley Irrigation
Fruitvale Sewer District
City Property Agent
City Attorney
Building Department



THOMAS A. LOGUE

LAND DEVELOPMENT CONSULTANT

David Thorton
Community Development Dept.
City of Grand Junction

RE: File #52-92, Paramedic Services, Inc.

Dear Mr. Thorton:

The following is provided in response to agency comments received in reference to the above project:

1. The Open Space Fee in the amount of \$934.38 has been transmitted under separate cover to your office.
2. The Landscaping Plan has been modified to reflect the addition of five additional trees. Trees will be planted in accordance with the requirements of your comments dated 9/9/92. A note has been added that the landscaping will be watered utilizing an existing underground sprinkling system.
3. Even-though the existing six inch water main located within 28 1/4 Road is smaller than that required by City Ordinance No. 2497, adequate supplies of water exist for fire protection from the two existing fire hydrants located nearby, as specified by the ISO.

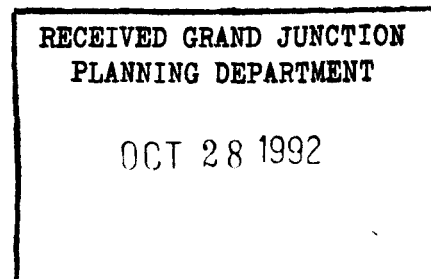
Other agency comments do not require a response because they were informational in nature, or they did not have any problems.

We hope that this provides you an adequate response to the comments, if not, notify me and we will provide you any additional information you may need.

Respectfully,


Thomas A. Logue

xc Thomas LaCroix





November 13, 1992

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

Tim McDonald
Richard Brennan
3050 Hall Avenue
Grand Junction, CO 81504

495 28 1/4 Rd

RE: Special Use Permit for an Ambulance Service at ~~487-28 1/2 Road.~~

Dear Mr. McDonald and Mr. Brennan:

495 28 1/4 Rd

This letter officially grants a Special Use permit for an ambulance service at ~~487-28 1/2 Road~~, Grand Junction, CO, tax parcel # 2943-182-00-009 with the following conditions:

1. All landscaping as agreed upon by the final landscaping plan be installed by May 15th, 1993. We recommend that each of the three deciduous trees that will be planted be a different species and that a Linden be planted instead of an Amur Maple. The Grand Junction Parks Department will maintain the trees planted within the street right-of-way after they are planted.

2. The existing City ordinance requires that you immediately upgrade the water line adjacent to your property from a 6 inch line to an 8 inch line. However, the City is in the process of considering revisions to the ordinance which, if adopted, would not require an immediate upgrade of the water line size. These proposed revisions are expected to receive a City Council decision by January 20, 1993. Should the revisions not be adopted, you must complete the required line upgrade by May 15, 1993. Should the proposed revisions be adopted, water line sizes in the area would still be inadequate from a system design standard, and it is therefore a further condition of this Special Use Permit that you may be required to pay a proportionate share of the line size upgrade at a later time. Whether you will be required to pay a proportionate share will be determined by the City by March 31, 1993.

If the above items are not completed satisfactorily on or before May 15, 1993 this Special Use permit will be revoked. If you have any questions please contact us at your earliest convenience.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton".

Dave Thornton
Planner

cc: Tom Logue
Ken Johnson, Fire Department
Bill Cheney, Utility Engineer
File # 52-92

