Table of Contents

Fi	le	1993-0061 Name:Auto Repair Shop /Special Use in HO Zone/2732 B ½ Road
P r e s e	S c a n n	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.
n	e	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
		*Review Sheet Summary
X	X	
X		Review Sheets
X	1	Receipts for fees paid for anything
		*Submittal checklist
x	x	
		Reduced copy of final plans or drawings
X		Reduced copy of final plans of drawings Reduction of assessor's map.
Δ		Evidence of title, deeds, easements
x	X	
<u> </u>	^	*Mailing list to adjacent property owners Public notice cards
		Record of certified mail
		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
		*Review Comments
		*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	Correspondence
X		Landscape Plan
X	X	Irrigation Plan
X	X	Site Plan
X	X	Parking Lot Plan
X	X	Sign Diagrams
X		Property Assessment
X		Notice of Special Use Application
	-1	
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The primary source of business conducted at 2732 B_2^1 Road will be storage of vehicles towed in from automobile accidents, abandoned vehicles and personally owned vehicles as requested by state and city rotation and private tows.

The length of storage is dependent upon insurance settlements, city and state regulations, which in the past has taken from 1 month to 1 year to process.

No vehicle will be parted out. Once paper work and titles are secured, vehicles are either towed to a salvage yard for salvage or repaired and sold. Eventually we would like to have a care dealers license. A secondary source of business would be repair of above vehicles and other vehicle repairs as requested per private customer. Repair may include mechanical and/or body work. Business would also include resale of parts to repair vehicles. Repair parts may include anything from a hose clamp to an engine.

Business will also include the resale of new and used tires to general public. This will include sale of tires and balancing and mounting tires. Tires will not be stored at this location but will be bought directly from a local distributor.

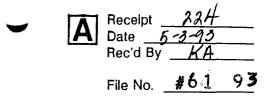
ABC Towing and Recovery 2732 B_2^1 Road Grand Junction, CO 81503 243-4706

Owners:

Melvin and Karen Hagen



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



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								
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub												
[] Rezone			· · · · · · · · · · · · · · · · · · ·	From: To:									
[] Planned Development	[] ODP [] Prelim [] Final												
[] Conditional Use													
[] Zone of Annex													
[] Text Amendment													
Special Use			2732 B1/2 Rd	H.O.	Auto Mut								
[] Vacation					[] Right-of-Way [] Easement								
	IER	[] D	EVELOPER		REPRESENTATIVE								
GERALD J. P. Name	OWERS			TAMES	F MCLAILTNEY PATTERSON RD. #2								
Name		Name		Name									
437 SHERMAN	DR.			1310	PATTERSON RD. #2								
Address		Address		Address									
G.J. CO. City/State/Zip	81503			G. 7.	CO. 81504								
City/State/Zip		City/State/Zip)	City/State/Zip)								
				245-	2003								
Business Phone No.	·····	Business Phor	ne 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.

Signature of Person Completing Application

5-3-93 Date

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



Senator Ben Nighthorse Campbell Kevin Wagher 126 Vista Grande Road Grand Junction, Colorado &1503

Power Equipment Company PO Box 28 Denver, Colorado 80201-0028

Jann Eril 1600 North Avenue Grand Junction, CO 81501-6422

Orchard Mesa Sanitation District 240 27-1/2 Road Grand Junction, Colorado 81503 Earl W. Arthur 212 Mt. Vernon Drive Cincinnati, Ohio 45241-1451

James G. & Peggy L. Tillman 269-1/2 W. Parkview Grand Junction, CO 81503-2036

Westwin investment Corp, Inc. 2505 Weslo Avenue Grand Junction, CO 81505-6927 Lois Babbel 438 Sherman Drive Grand Junction, CO 81503-2070

Gerald J. Powers 437 Sherman Drive Grand Junction, CO 81503-2069

Audie F. Schmaltz 2735 Hwy 50 Grand Junction, CO 81503-2291



Grand Junction Community Development Department Planning • Zoning • Code Enforcement 250 North Fifth Street Grand Junction, Colorado 81501-2668 (970) 244-1430 FAX (970) 244-1599

June 12, 1995

Melvin and Karen Hagen ABC Towing and Recovery 2732 B 1/2 Road Grand Junction, CO 81503

RE: Zoning requirements for 2732 B 1/2 Road

Dear Mr. and Ms. Hagen:

A Special Use Permit for car repair was approved for the building you are occupying at 2732 B 1/2 Road in 1993 (City Development File #61-93). Your proposal for automobile sales could also be included under this Special Use Permit. The outstanding site improvements are the landscaping and screen fencing around the storage area. Community Development will not sign off of the City sales tax license until a landscaping and screening plan is submitted and approved. The site improvements must be completed by October 1, 1995 to avoid Code Enforcement action.

Thank you in advance for your cooperation in improving the appearance of this site and the Highway 50 corridor.

Sincerely,

there M. Porton

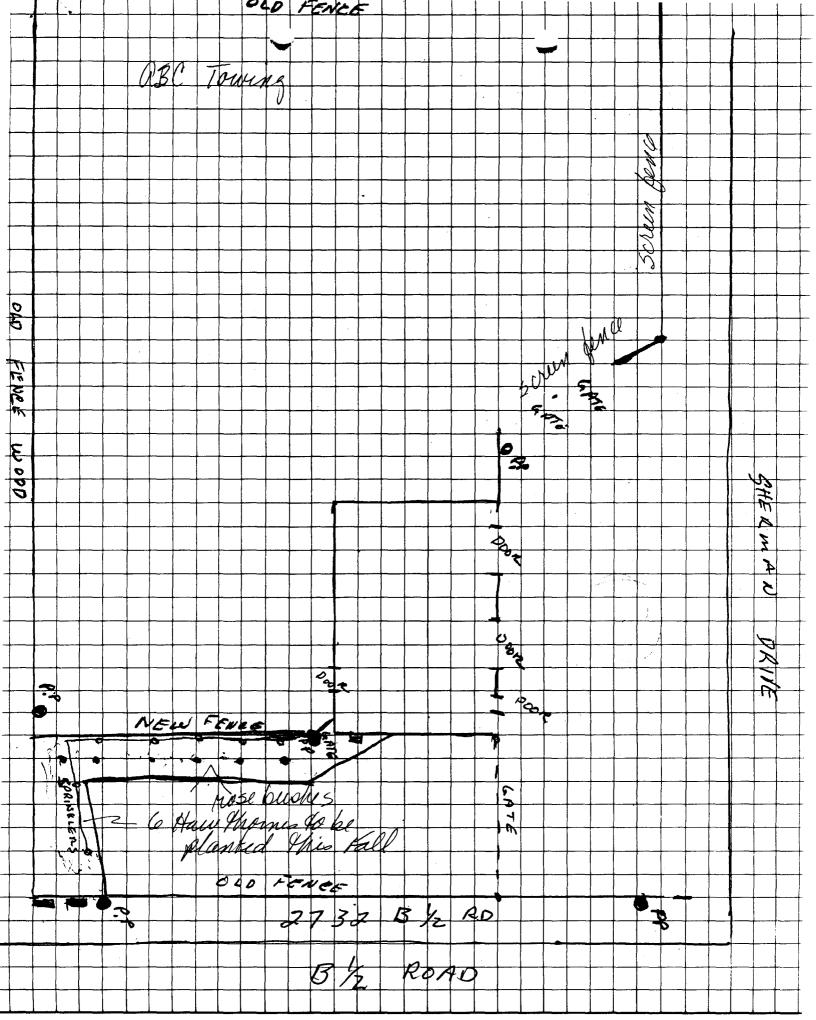
Katherine M. Portner Planning Supervisor

xc: Code Enforcement

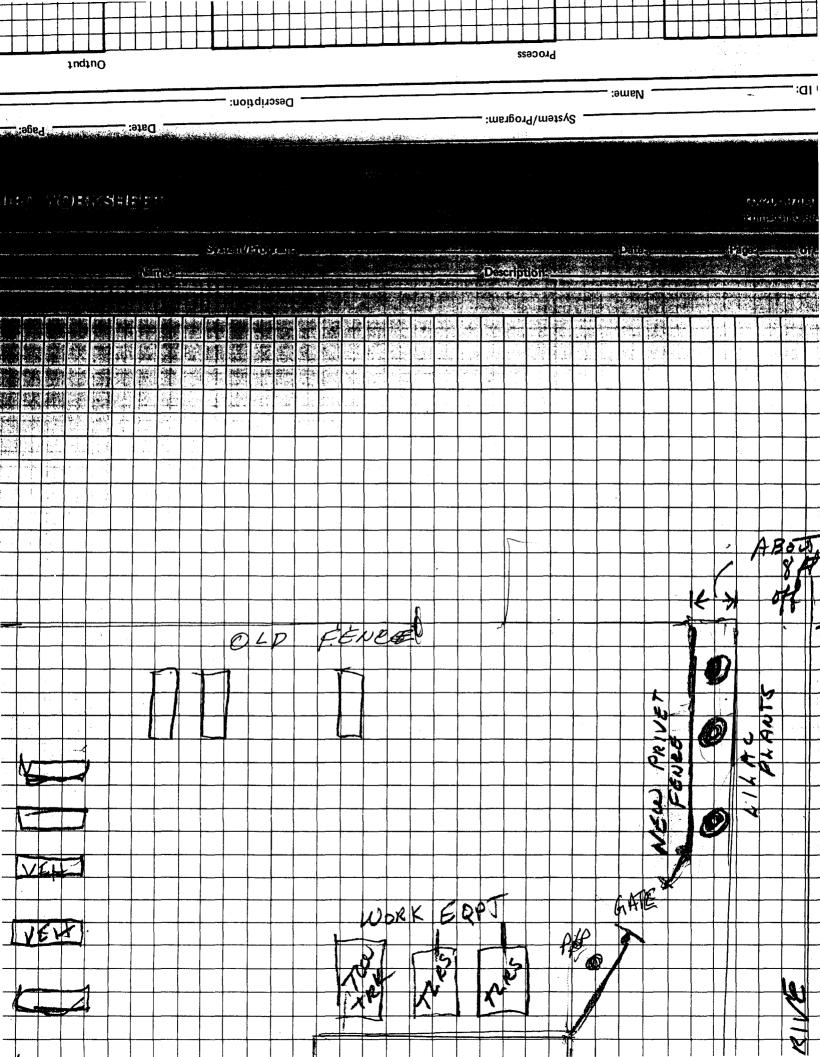
TO. CITY OF GRADD JCT COMMUNITY DEVEROPMENT DEPT, I GERALD POWERS, 437 SHERMAN DR. GRAND JET, 81503 DO NOT WANT SCREANING ON THE FENCE THAT GOE'S ALONG MY DRIVE WAY, I WANT TO SEE IN THE PARKING LOT ON 2732 BYZ ROAD.

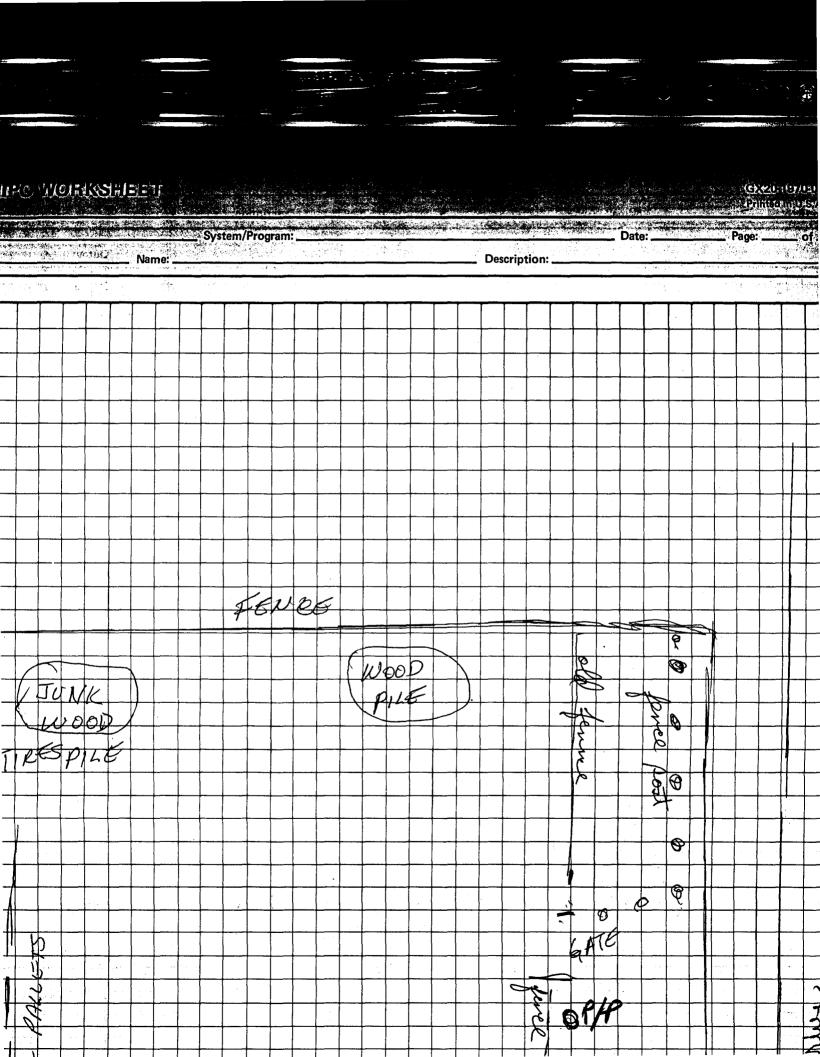
Derald & Powers

8/1/95 Rest of the fine is screened Has started on landscaped area along B'12 Rd

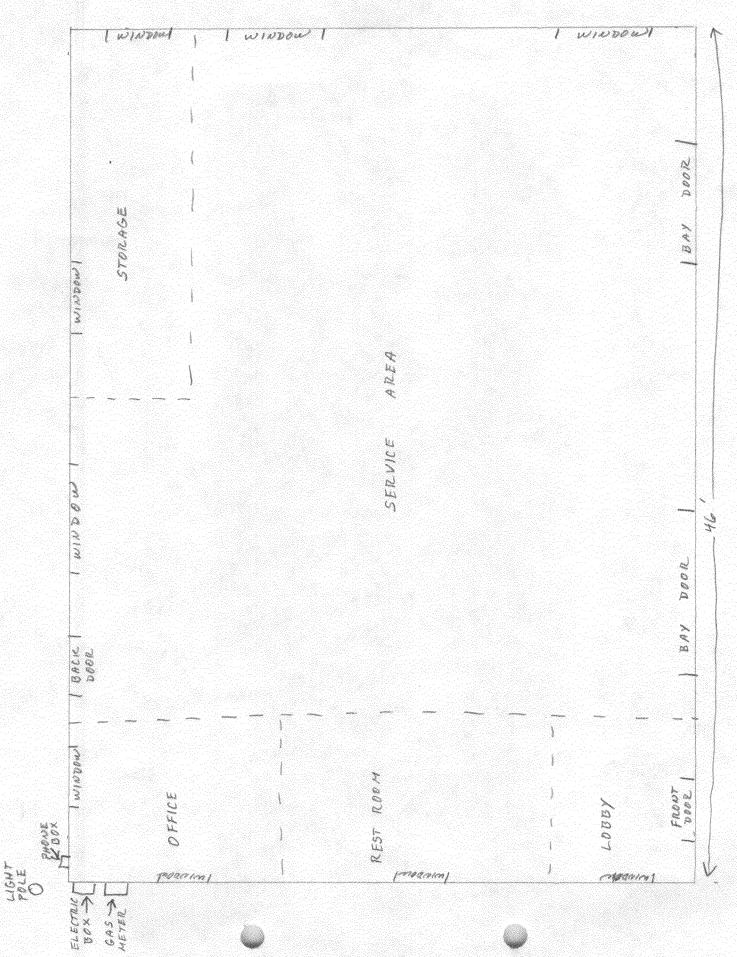


* The number of sheets per pad



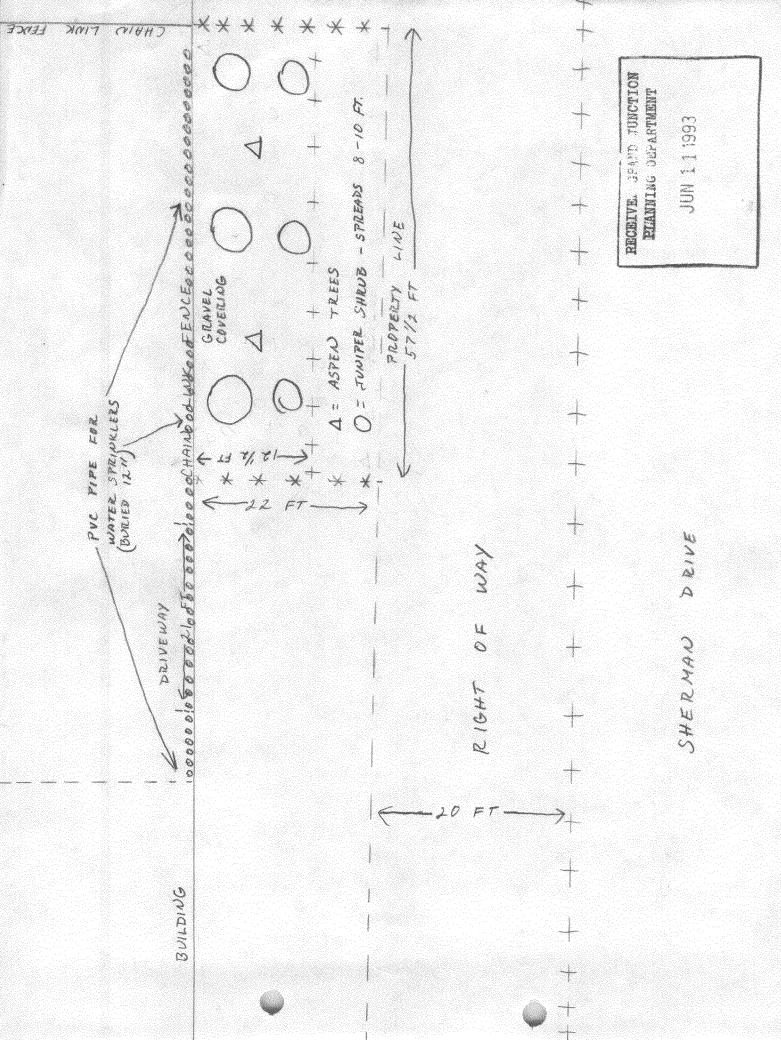


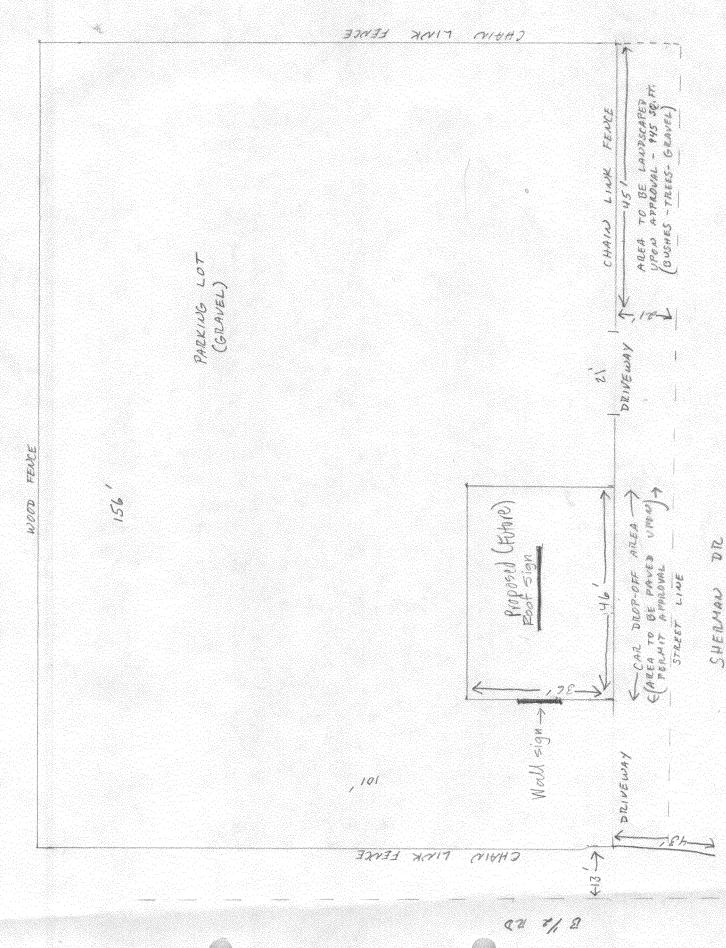
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CAR DROP-DFF AREA

LIGHT POLE





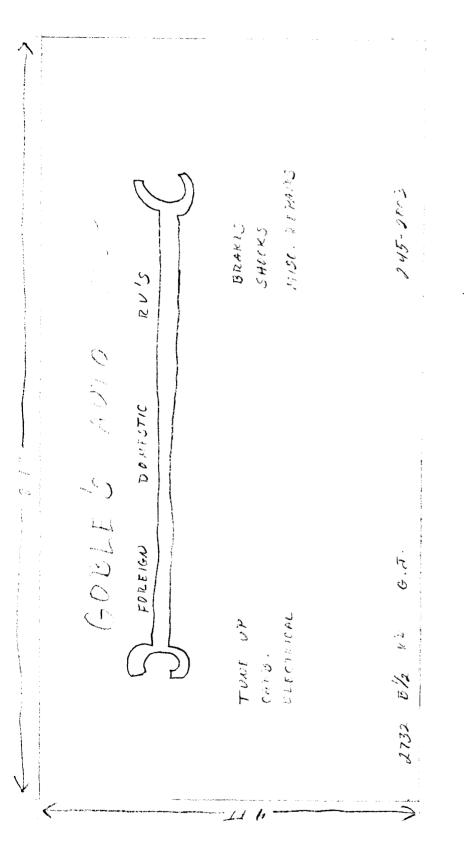
POWERS

MR.

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POLDER EQUIPMENT CO.



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