



03/21/95

The primary source of business conducted at 2732 B $\frac{1}{2}$  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 car 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 <sup>new</sup> 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 $\frac{1}{2}$  Road  
Grand Junction, CO 81503  
243-4706

Owners:

Melvin and Karen Hagen



Representative Scott McInnis

Senator Ben Nighthorse Campbell

Kevin Wagner

126 Vista Grande Road  
Grand Junction, Colorado 81503

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

Earl W. Arthur  
212 Mt. Vernon Drive  
Cincinnati, Ohio 45241-1451

Lois Babbel  
438 Sherman Drive  
Grand Junction, CO 81503-2070

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

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

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

Orchard Mesa Sanitation District  
240 27-1/2 Road  
Grand Junction, Colorado 81503

Westwin investment Corp, Inc.  
2505 Weslo Avenue  
Grand Junction, CO 81505-6927

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,

Katherine M. Portner  
Planning Supervisor

xc: Code Enforcement

TO. CITY OF GRANDTCT

COMMUNITY DEVELOPMENT DEPT,  
I GERALD POWERS, 437  
SHERMAN DR. GRANDTCT, 81503  
DO NOT WANT SCREAMING ON  
THE FENCE THAT GOES ALONG  
MY DRIVE WAY. I WANT  
TO SEE IN THE PARKING  
LOT ON 2732 BY2 ROAD,

Gerald Powers

8/1/95

Rest of the fence is screened  
Has started on landscaped area along B 1/2 Rd

ABC TOWNSHIP

OLD FENCE

OLD FENCE WOOD

SHEKMAN DRIVE

SCREEN FENCE

SCREEN FENCE  
LIVE

NEW FENCE

ROSE BUSHES

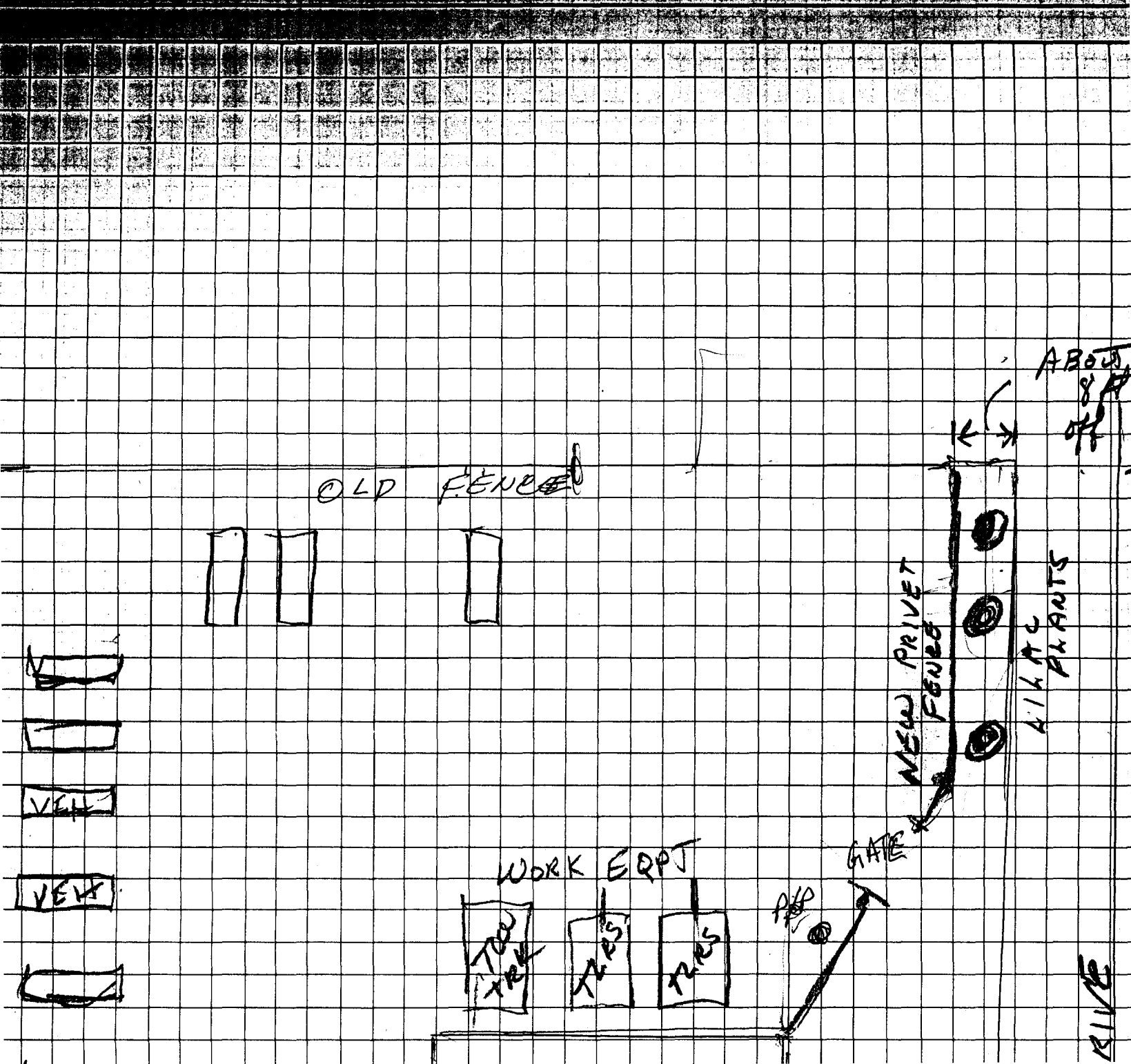
2 to 6 Hawthornes to be  
planted this fall

OLD FENCE

2732 B 1/2 RD

B 1/2 ROAD

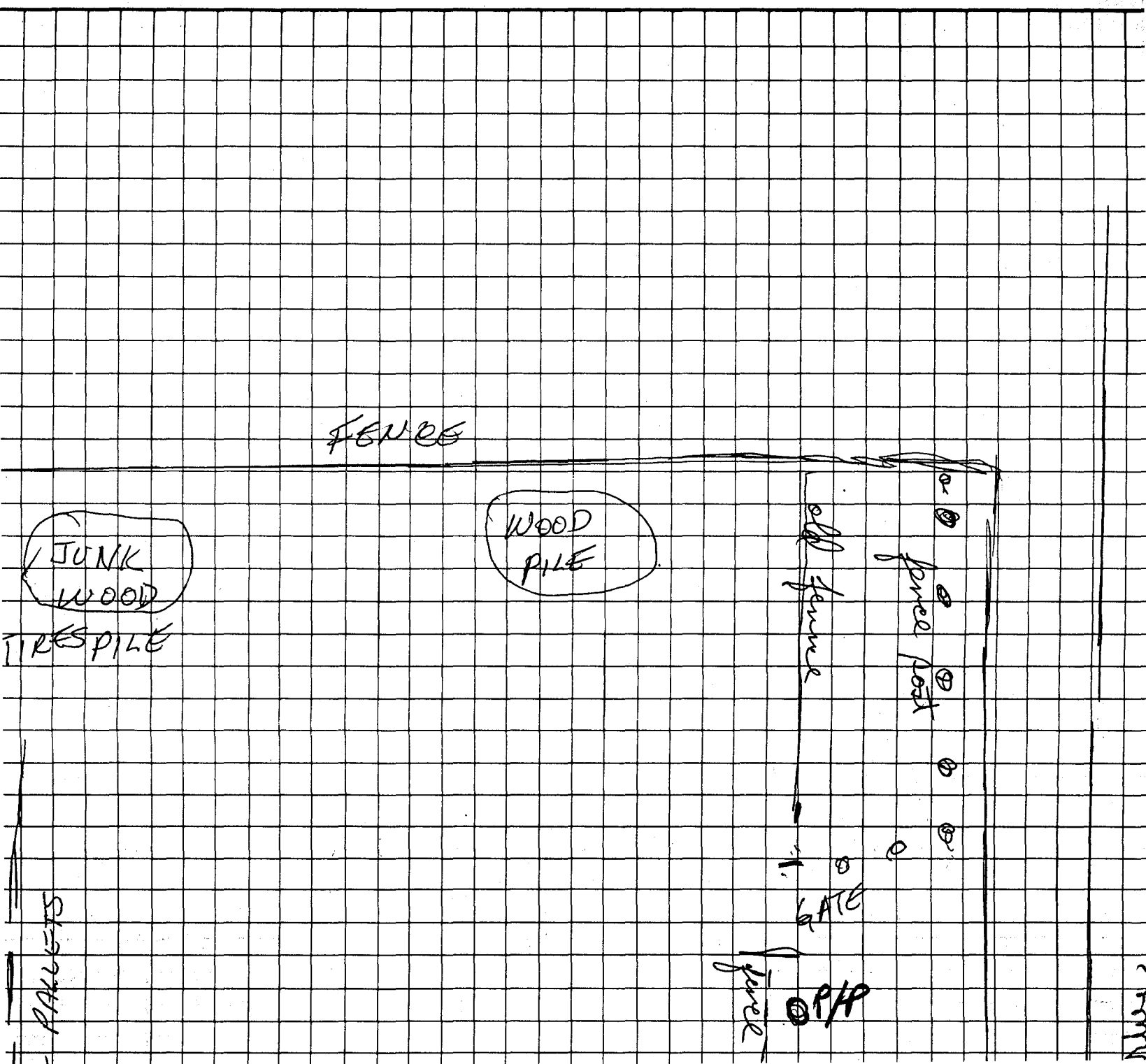
\* The number of sheets per pad





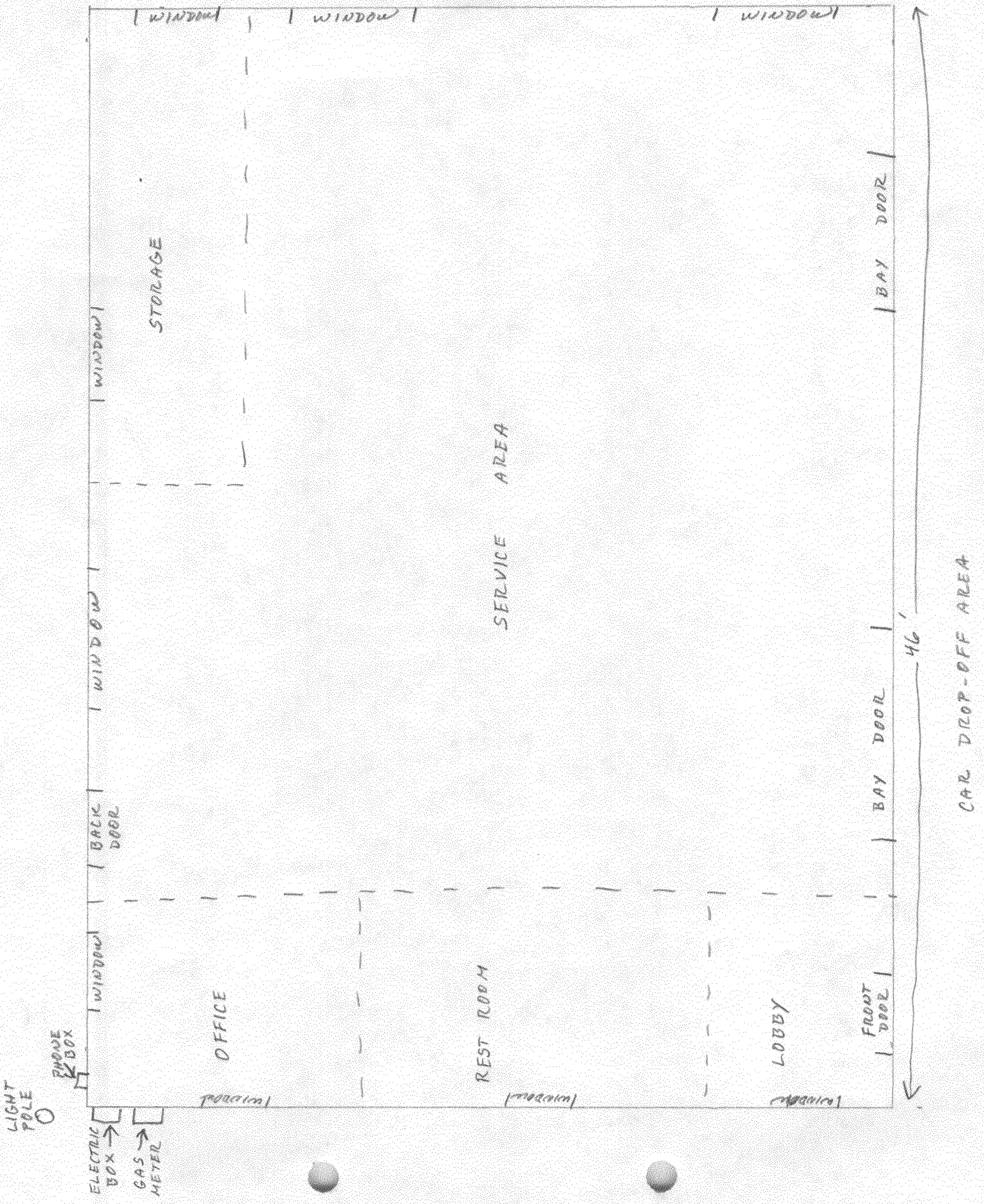
System/Program: \_\_\_\_\_ Date: \_\_\_\_\_ Page: \_\_\_\_\_ of \_\_\_\_\_

Name: \_\_\_\_\_ Description: \_\_\_\_\_



859 93

LIGHT POLE

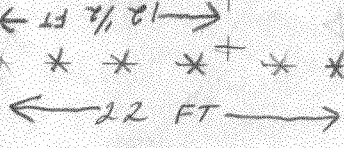


CHAIN LINK FENCE

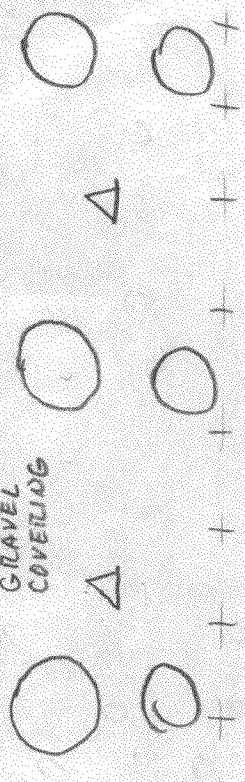
PVC PIPE FOR  
WATER SPRINKLERS  
(BURIED 12")

DRIVEWAY

BUILDING

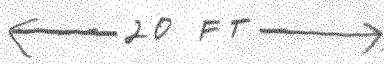


GRAVEL  
COVERING



Δ = ASPEN TREES

O = JUNIPER SHRUB - SPREADS 8-10 FT.



PROPERTY LINE  
57 1/2 FT

RIGHT OF WAY

SHERMAN DRIVE

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
JUN 11 1993

POWER EQUIPMENT CO.

WOOD FENCE

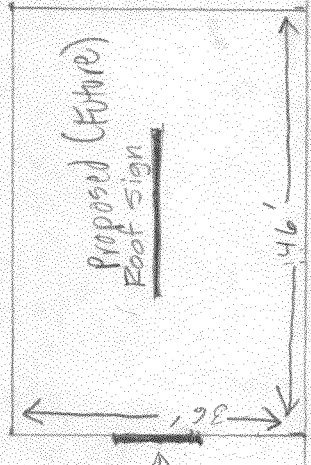
156'

PARKING LOT  
(GRAVEL)

CHAIN LINK FENCE

CHAIN LINK FENCE

101'



Wall sign

36'

46'

CAR DROP-OFF AREA  
(AREA TO BE PAVED UPON PERMIT APPROVAL)

STREET LINE

43'

DRIVEWAY

21'

DRIVEWAY

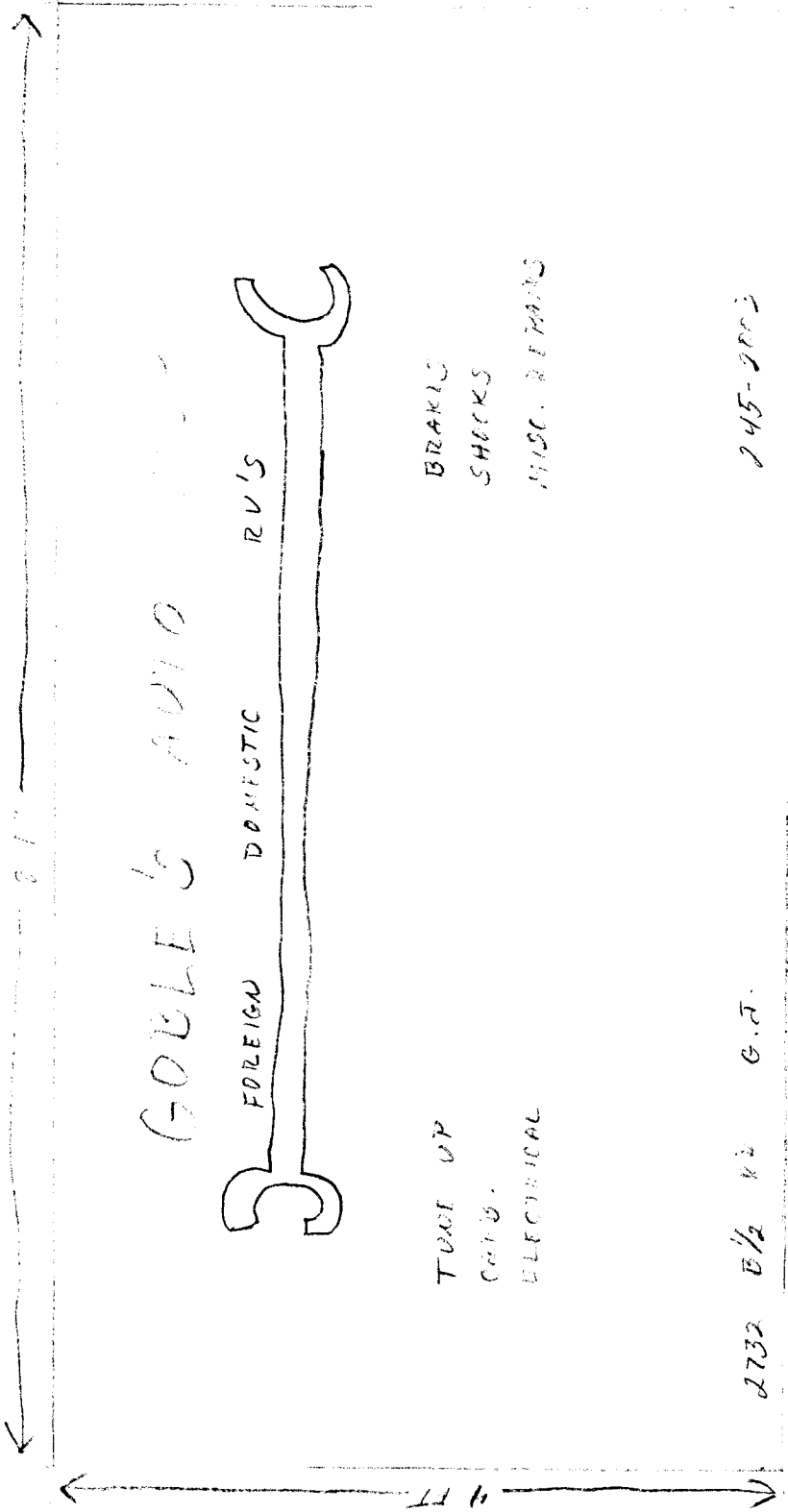
CHAIN LINK FENCE

45'

AREA TO BE LANDSCAPED UPON APPROVAL - 945 SQ. FT. (BUSHES - TREES - GRAVEL)

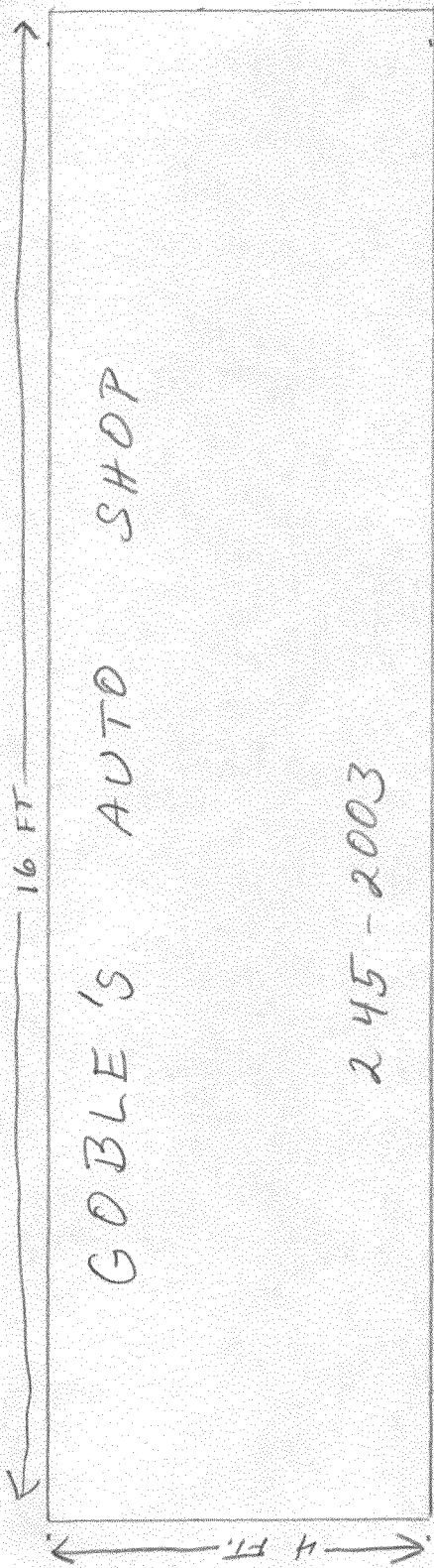
SHERMAN DR

B 1/2 RD



SIGN ON SIDE OF BUILDING FACING 15 1/2' W.

32 square feet



SIGN ON TOP OF BUILDING

64 square feet



