

Table of Contents

File 19930073

Name: Mike's Auto Sales - Site Plan Review - 2559 Highway 6 & 50

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>
---------------------------------	---------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		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
		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		Planning Clearance Requirements list	X	X	Site Plan - to be scanned - **
X	X	Colorado Dept. of Transportation - State Hwy Access Permit - issued 3/17/93			Landscape Plan - to be scanned - **
X		E-mails			
X	X	Request for Road Exemption 6/25/93			
X	X	Impact Statement			
X	X	Planning Commission Minutes - 8/3/93 - **			
X	X	Correspondence			
X	X	City Council Minutes - 8/18/93 - **			
X	X	Development Improvements Agreement - 9/9/93 - **			
X	X	Grading /Drainage Plan			
X		Utility Plan			
X	X	Replat of Patterson Parkwest Subdivision - GIS Historical - **			

73-93

McDonald Harley Davidson
2571 Hwy. 6 & 50
Grand Junction, CO 81505
Attn: David S. McDonald

Billing's Auto Parts #1
2580 Hwy. 6 & 50
Grand Junction, CO 81505
Attn: Gerald Billings

Larry Beckner
850 Valley Federal Plaza
Grand Junction, CO 81501

James E. Fuoco
741 N. 1st St.
Grand Junction, CO 81501

Fred Ligrani
965 Walnut Ave.
Grand Junction, CO 81501

Kissner Wilson & Assoc. Realtors
336 Main St., Ste. #209
Grand Junction, CO 81501
Attn: Robert G. Wilson

Albino Venegas
2429 H Road
Grand Junction, CO 81505

Bob Scott R.V.'s Inc.
2566 Hwy. 6 & 50
Grand Junction, CO 81505
Attn: Marlin H. Scotting

Buck S. Oda
2561 River Road
Grand Junction, Co 81505

PROPERTY OWNER - MICHAEL W GREGG & SUSAN L GREGG

PROPERTY ADDRESS - 2559 HIWAY 6 & 50

PLUMBING CONTRACTOR - A THRU Z PLUMBING

CITY LICENSE # 293-0-271

293-0-272

STATE LICENSE # 175017

ELECTRICAL CONTRACTOR - MESA ELECTRIC

LICENSE # 1373

Original
Do NOT Remove
From Office

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT**

SH No/MP/Side: 70B/4.35/R
Local Jurisdiction: City of Grand Jct.
Dist/Section/Patrol: 3211
DOT Permit No.: 393022
Permit Fee: \$100.00
Date of Transmittal: 3-12-93

THE PERMITTEE;

Michael W. Gregg
241 North Avenue
Grand Junction, CO 81501

73 93

is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

LOCATION:

On the south side of State Highway 70B, a distance of 1848 feet east from Mile Post 4.

ACCESS TO PROVIDE SERVICE TO:

Auto sales business.

OTHER TERMS AND CONDITIONS:

See Attached Sheet.

Original
Do NOT Remove
From Office

MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

By (X) Not Required Date _____ Title _____

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. **The permittee shall notify** Wendell Bates
with the Colorado Department of Transportation in _____ **at** 242-4126
at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X) Michael W. Gregg Date 3-17-93

This permit is not valid until signed by a duly authorized representative of the Department.
DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

By (X) [Signature] Date 3-18-93 Title Administrator,
(Date of issue) Access Committee

OPY DISTRIBUTION:

- | | |
|------------------------|-------------------------------|
| Required: | Make copies as necessary for: |
| 1. District (Original) | Local Authority Inspector |
| 2. Applicant | MTCE Patrol Traffic Engineer |
| 3. Staff DOW | |



BUY - SELL - TRADE

241 North Avenue · Grand Junction, CO 81501
Phone (303) 245-5534 · FAX (303) 245-1547

March 30, 1999

Please give the \$9400 check to
Matt Smith. I went out
of town and I need this
money in the bank.

Michael W. Shepp

REVIEW COMMENTS

Page 1 of 4

FILE NO. #73-93

TITLE HEADING: Site Plan Review
Mike's Auto Sales

LOCATION: 2559 Highway 6 & 50

PETITIONER: Michael W. & Susan L. Gregg

PETITIONER'S ADDRESS/TELEPHONE: 241 North Avenue
Grand Junction, CO 81501
245-5534

STAFF REPRESENTATIVE: David Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

UTE WATER
C.E. Stockton

6/11/93
242-7491

The subject property is not within the Ute Water Conservancy District.

If the petitioners wish service from the District they must first cause the processing of a "Petition for Inclusion".

The closest Ute water line with adequate size and pressure that could serve this project is located in River Road, due west of the property. Extension costs would be the Developer's responsibility.

CITY UTILITY ENGINEER
Bill Cheney

6/9/93
244-1590

SEWER - show profile of sewer service. Length of service shown will not function well at 1% grade.

WATER - the City is able to supply water to this project. Details of the water line installation proposed in the right-of-way will be required prior to approval. It may be necessary to increase the line to 10" in diameter based on Fire Department requirements and City Ordinance.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

6/11/93
244-1400

We don't have a problem with this submittal. Fire protection will have to be provided. A fire flow survey will need to be conducted. Submit a complete stamped set of building plans.

CITY POLICE DEPARTMENT
Mark Angelo

6/15/93
244-3587

Because traffic leaving has to pull out onto a roadway with a lot of traffic traveling at a high speed, recommend this entrance be paved to the roadway. The length of the paved area be at least 25 feet to handle two cars.

What type of lighting will be in the parking lot? Will the parking lot be fenced to prevent pedestrians from entering the field area?

What type of doors will be on the building and what type of locks on the doors?

RECOMMEND - parking lot lights; dead bolt locks; lights over every entrance/exit doors; chain link fence, minimum 6' tall to prevent access from the sides of the lot developed.

COMMUNITY DEVELOPMENT DEPARTMENT
David Thornton

6/15/93
244-1447

See attached comments.

CITY DEVELOPMENT ENGINEER
Gerald Williams

6/15/93
244-1591

See attached comments.

STAFF REVIEW

FILE: #73-93 Mike's Auto, 2559 Hwy 50

DATE: June 15, 1993

STAFF: David Thornton

REVIEW COMMENTS

1. The amount of landscaped area meets the Zoning and Development Code requirement. The landscaping costs as shown on the improvements agreement will need to be updated to reflect the minimum requirements as shown below.

The landscaping plan as shown on the site plan needs to be revised to show that it meets the following minimum requirements:

- a) A minimum of 1 tree for each increment of 500 sq. ft. or fraction thereof of landscaping.
- b) A minimum of 40% of the landscaped area shall contain shrubs and within that area a minimum of 75% of the area shall consist of actual plant material.
- c) An underground, pressurized irrigation system is required for all landscaped areas.

Size of plantings:

- a) Deciduous trees: 1 1/2 inch caliper (measured 1 foot above the ground)
- b) Evergreen trees: 6 feet tall (measured from ground level)
- c) Shrubs: 5-gallon size

2. Road improvements, one half of a local commercial street section, are required for the 25 1/2 Road frontage as part of this development prior to issuance of the building permit as per the Zoning and Development Code. Current costs for this improvement are \$50.00 per linear foot. Any request by the petitioner for deferment will require public hearings before Planning Commission and City Council. Please submit any deferment request in writing.

3. Adequate fire flows for fire protection is required.

4. The Improvements Agreement must be recorded (fee paid by the petitioner) and the Improvements Guarantee accepted by the City prior to issuance of the building permit.

5. The number of parking as shown is adequate.

6. **A Planning Clearance will not be issued until all issues have been adequately resolved.**

REQUEST FOR ROAD EXEMPTION

June 25, 1993

City of Grand Junction
250 North 5th
Grand Junction, Co 81501

Location: 2559 Highway 6 & 50

Petitioner: Michael W. & Susan L. Gregg
241 North Avenue
Grand Junction, Co 81501
245-5534

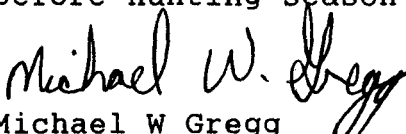
Staff Representative: David Thornton

To Whom It May Concern:

I am attempting to build a building and open a business at 2559 Hiway 50. I have never done anything quite like this before and I am finding it to be somewhat of a bureaucratic nightmare. One of the things that David Thornton asked me to do is pay for half of a road that does not even exist! The road is 25 1/2 road. The point where this road borders my property is not even in use at this time. The road does not exist any direction from my property for at least 1/2 mile. I do not need access to this future road at this time. I have to plead poverty. I am unable to build or pay for a road and plus bring sewer, a 10 inch water main and do all the rest of the requirements at this time. I was not prepared to do as much as the city is requiring, let alone pay for the road.

I was told that something has to take place with this road for me to get a building permit which I simply do not understand. I want to request exemption from something that doesn't exist anyhow. Having never done anything like this before it all seems like the City is trying to keep business out of Grand Junction. I understand there has to be some rules and regulations to follow but this road makes no sense to me at all. I am including pictures of the future road that borders my property so that the request can be evaluated better.

Please consider my request for an exemption from the road so that I can start construction on my building and be in the building before hunting season (my busy season).


Michael W Gregg
Owner

STAFF REVIEW

FILE: #73-93

DATE: July 26, 1993

STAFF: David Thornton

ACTION REQUESTED: Variance of section 5-4-1.E. requiring construction of half-street improvements for Mikes Auto at 2559 Hwy 50. The petitioner is requesting that the street improvements for 25 1/2 Road be deferred until further development occurs on this parcel.

LOCATION: 2559 Hwy 50

APPLICANTS: Michael and Susan Gregg

EXECUTIVE SUMMARY:

Petitioner Michael Gregg of Mike's Auto, a used car dealership, proposed at 2559 Hwy 50 is requesting a deferment of section 5-4 which requires the developer of all developments (except for one single family house on a single parcel of land) to be responsible for one-half road improvements to the centerline of all exterior abutting right-of-ways. The petitioner is requesting the deferment of road improvements for the 25 1/2 Road frontage.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Automobile Sales

SURROUNDING LAND USE:

NORTH -- Division of Wildlife

EAST -- Car Dealership

SOUTH -- Motorcycle dealership

WEST -- Vacant

NORTHWEST -- "Corner Store" - Trailer Sales and Rentals

EXISTING ZONING: C-1 (Light Commercial)

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH -- PZ (Public Zone)

EAST -- C-1

SOUTH -- C-1

WEST -- C-1

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: Not Applicable

STAFF ANALYSIS:

The petitioner is requesting that the road improvements for 25 1/2 Road frontage adjacent to this lot be deferred until further development takes place. An improvements guarantee or construction of road improvements for one-half of a commercial street section is required for the 25 1/2 Road frontage as per section 5-4 of the Zoning and Development Code as part of the site plan review/building permit process. Under current City policy a developer is responsible for half street improvements for all roadways adjacent to their development regardless whether they access them or not. When a development occurs on a larger vacant parcel but only encompasses a small portion of it, deferring road improvements for an adjacent road not being used for access may be appropriate. Access to the proposed Mike's Auto will not be obtained from 25 1/2 Road. All access to Mike's Auto will occur from Hwy 50. Mike's Auto will be located approximately 400 feet away from 25 1/2 Road.

STAFF RECOMMENDATIONS:

Staff recommends approval of a deferment.

PERMIT NO. 393022

- 1 This driveway is limited to right turns only. Left turns are not approved.
- 2 Driveway shall be constructed 24 feet wide with 20 foot radii. Surfacing for driveway approach is required as follows: 12" of class 1 gravel in 2, 6" lifts; 6" of class 6 gravel in 1, 6" lifts.
- 3 Also 2" of HBP in 1, 2" lifts of grade E, EX, or equivalent. The asphalt cement in the HBP shall be AC 10.
- 4 Fill/cut slopes shall be at a 6:1 slope on the roadway and at 6:1 on the access approach.
- 5 A new 18" CMP culvert shall be used. All culverts (side drains) installed in open ditches shall have flared end sections.
- 6 No drainage from this site shall enter onto the surface of the highway. All existing drainage structures shall be extended to accommodate all new construction and safety standards.
- 7 Contractor shall follow the applicable construction specifications set for by the Department of Transportation in the latest manual Standard Specifications for Road and Bridge Construction. The property owner is responsible for any utilities disrupted by the construction of this driveway and all expenses incurred for repair. Any damage to any existing highway facilities shall be repaired prior to continuing other work. Compaction of sub-grade, embankments and backfill shall comply with Section 203 of the Department of Transportation Standard Specifications. The first 20 feet beyond the closest highway lane, including speed change lanes, shall slope down and away from the highway at a 2% grade to ensure proper drainage control. All excavations on utility lines, culverts, other trenches or tunnels shall meet the requirements of Colorado Department of Transportation, OSHA, Colorado Industrial Commission and the Colorado Division of Mines, whichever applies. The area around the new work shall be well graded to drain, top soiled, fertilized, mulched and reseeded.
- 8 Compaction of Hot Bituminous Pavement (HBP) shall comply with Section 401.17 of the Department of Transportation Standard Specifications. If frost is present in the sub-grade, no surfacing material shall be placed until all frost is gone or removed. Saw or score asphalt to assure a straight edge for patching.
- 9 Work shall BEGIN AFTER 8:30 A.M. and all equipment shall be off the roadway BEFORE 3:30 P.M. each day.

City of Grand Junction

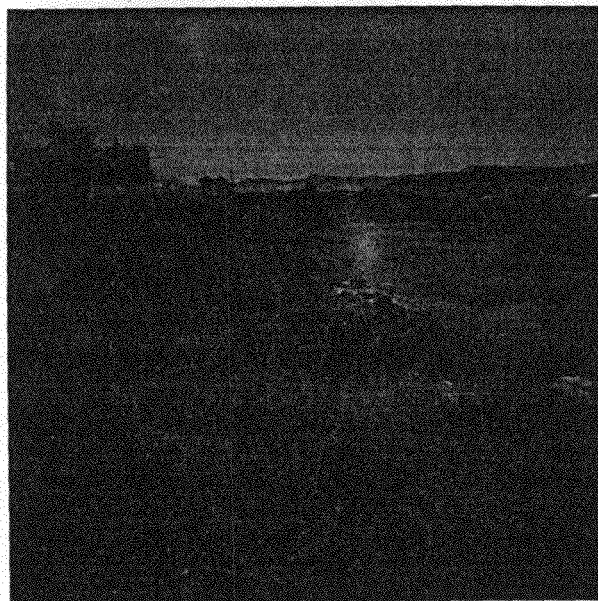
Grand Junction, Co 81501

Location: 2559 Highway 6 & 50

Petitioner: Michael W. & Susan L. Gregg
241 North Avenue
Grand Junction, Co 81501
245-5534

Staff Representative: David Thornton

The picture on this page is looking to the North along the future 25 1/2 Road. As you can plainly see there is no development here either.



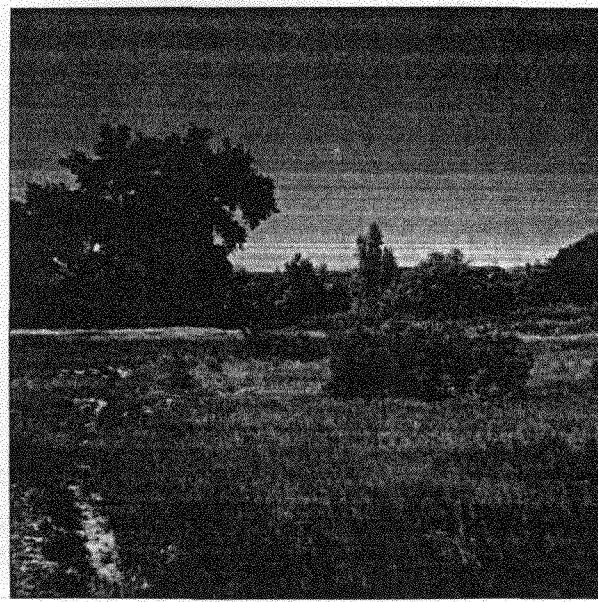
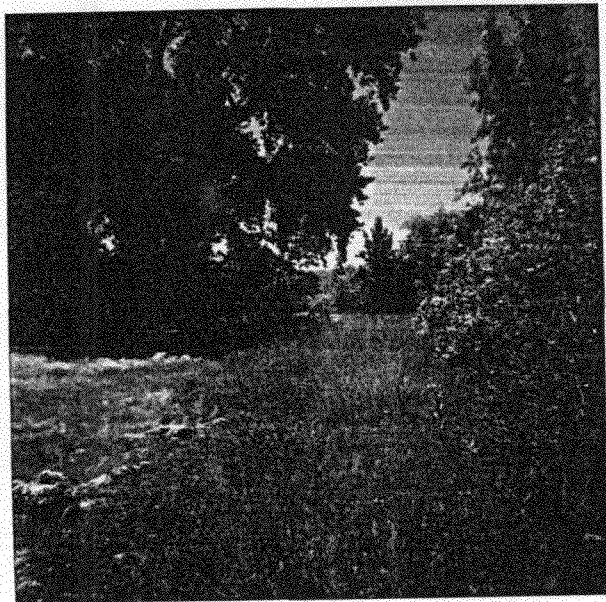
City of Grand Junction
Grand Junction, Co 81501

Location: 2559 Highway 6 & 50

Petitioner: Michael W. & Susan L. Gregg
241 North Avenue
Grand Junction, Co 81501
245-5534

Staff Representative: David Thornton

The pictures on this page are looking mostly to the south of the property. As you can see there is no development even close to the property. The nearest development to the south is on Gunnison Street, except for McDonald's Harley-Davidson Shop. The future 25 1/2 Road is not necessary at this time for any reason.



City of Grand Junction

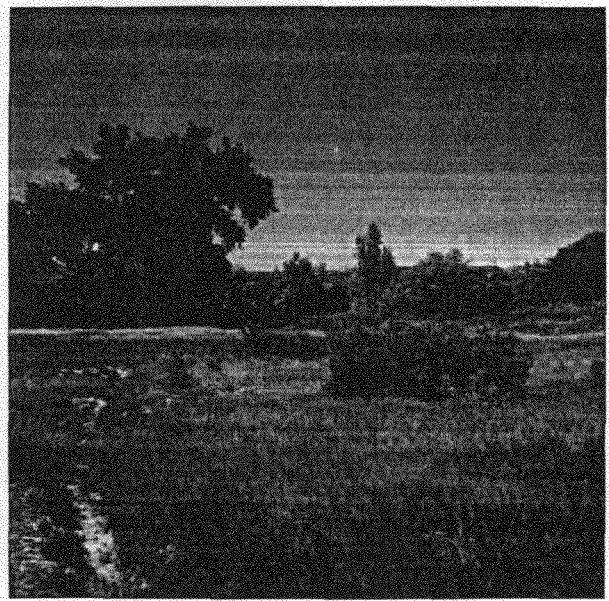
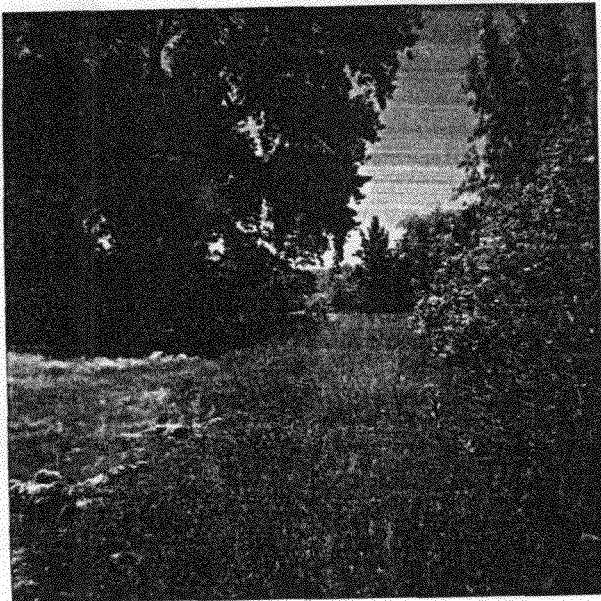
Grand Junction, Co 81501

Location: 2559 Highway 6 & 50

Petitioner: Michael W. & Susan L. Gregg
241 North Avenue
Grand Junction, Co 81501
245-5534

Staff Representative: David Thornton

The pictures on this page are looking mostly to the south of the property. As you can see there is no development even close to the property. The nearest development to the south is on Gunnison Street, except for McDonald's Harley-Davidson Shop. The future 25 1/2 Road is not necessary at this time for any reason.



City of Grand Junction

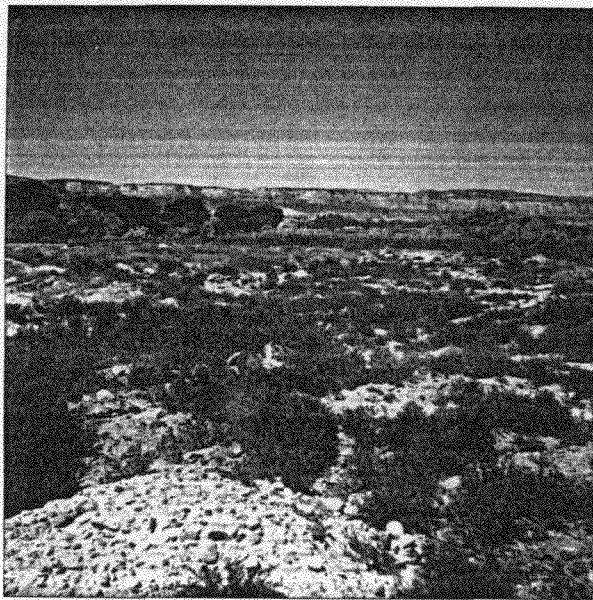
Grand Junction, Co 81501

Location: 2559 Highway 6 & 50

Petitioner: Michael W. & Susan L. Gregg
241 North Avenue
Grand Junction, Co 81501
245-5534

Staff Representative: David Thornton

The picture on this page is from the back of the building site looking mostly west towards the back of the property. No access is necessary for future 25 1/2 Road. The back of the property, approximately 3 acres, is not being used nor are there any plans at this time for usage.



ROBERT G. WILSON Bus.
KISSNER WILSON ASSOCIATES REALTORS
336 MAIN ST. SUITE 209
G.J. CO 81501

73-93

ALBINO VENEGAS Hm Ret.
2429 H Rd
G.J. CO 81525

MARLIN H. SCOTTING Bus.
BOB SCOTT RU'S INC.
2566 HWY 6 ? 50
G.J. CO 81505

BUCK S. ODA Bus: Hm
2561 RIVER Rd.
G.J. CO 81505

HARBERT INVESTMENT COMPANY
2245 KNOLLWOOD Ln
G.J. CO 81505

Anna COMPANY

P.O. Box 489

GRAND Jct., CO 81502

A.F. Seeding

639 PANORAMA DR.

G. J. CO 81503-4038

DAVID S. McDONALD Bus.
McDONALD HARLEY DAVIDSON ✓
2571 U.S. HIGHWAY 6 ? 50
G.J. CO 81505

GERALD BILLINGS Bus.
BILLING'S AUTO PARTS #1 ✓
2580 U.S. HIGHWAY 6 ? 50
G.J. CO 81505

LARRY BECKNER Bus.
850 VALLEY FEDERAL PLAZA ✓
G.J. CO 81501

JAMES E. FUOCO Bus.
741 N. 1ST. ST ✓
G.J. CO 81501

FRED LIGRANI Hm. Ret. ✓
965 WALNUT AVE
G.J. CO 81501

NOTICE OF PUBLIC HEARING

DATE: **7.20 -93**

TIME: 7:00 p.m.

PLANNING COMMISSION

PLACE: City/County Auditorium

FILE NO: **#73-93** LOCATION: **2559 Hwy 6th 50**

A petition for the following request:

- | | | |
|------------------------------------------|-------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> REZONE | <input type="checkbox"/> OUTLINE PLAN | <input type="checkbox"/> SUBDIVISION |
| <input type="checkbox"/> R.O.W. VACATION | <input type="checkbox"/> PRELIMINARY PLAN | <input checked="" type="checkbox"/> Deform of |
| <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> FINAL PLAN | Road Improvements |

on a property near your's has been scheduled for a public hearing on the date indicated above.

If you have any questions regarding this request, please contact the Grand Junction Community Development Department at 244-1430. THANK YOU.

Community Development Department
Planning Department
250 North 5th Street
Grand Junction, Co 81501

973 93

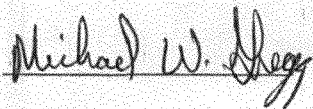
IMPACT STATEMENT

We, Michael W. & Susan L. Gregg, intend to move our used car and truck lot to 2559 Hiway 6 & 50. This location is north and west of MacDonald's Harley Davidson's Motorcycle Shop. We own approximately seven acres at this location and we intend to build a building and set up operation at this location. At this time we only plan to use approximately one acre for the car lot. We are not planning to use the rest of the acreage at this time.

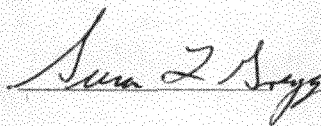
As soon as we get approval from the Planning Department and a building permit we intend to start building. I would like to be in this building by the end of August, at the latest.

The area impacted by this use of the land is the Harley Shop that has already been mentioned. The Corner Store is located further to the North and West and is the next closest neighbor on this side of the hiway. The Corner Store is a used car and truck lot, licensed with the State of Colorado, that also sells trailers. The area across Hiway 6 & 50 consists of a Kawasaki shop, Mattas Motors, a Car Lot, a Motorcycle Salvage Yard, Bozarth Chevrolet and Fuoco Motors, both Car Lots.

I feel that this area already has business's that are very compatible with the Car Lot I am proposing. I intend to sell cars and trucks, mainly. I also intend to do mechanical work on the premises to vehicles. This all falls within the category of C-1 as I understand it.



Michael W Gregg



Susan L Gregg

Original
Do NOT Remove
From Office

STAFF REVIEW

FILE: #73-93

DATE: July 26, 1993

STAFF: David Thornton

ACTION REQUESTED: Variance of section 5-4-1.E. requiring construction of half-street improvements for Mikes Auto at 2559 Hwy 50. The petitioner is requesting that the street improvements for 25 1/2 Road be deferred until further development occurs on this parcel.

LOCATION: 2559 Hwy 50

APPLICANTS: Michael and Susan Gregg

EXECUTIVE SUMMARY:

Petitioner Michael Gregg of Mike's Auto, a used car dealership, proposed at 2559 Hwy 50 is requesting a deferment of section 5-4 which requires the developer of all developments (except for one single family house on a single parcel of land) to be responsible for one-half road improvements to the centerline of all exterior abutting right-of-ways. The petitioner is requesting the deferment of road improvements for the 25 1/2 Road frontage.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Automobile Sales

SURROUNDING LAND USE:

NORTH -- Division of Wildlife

EAST -- Car Dealership

SOUTH -- Motorcycle dealership

WEST -- Vacant

NORTHWEST -- "Corner Store" - Trailer Sales and Rentals

EXISTING ZONING: C-1 (Light Commercial)

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH -- PZ (Public Zone)

EAST -- C-1

SOUTH -- C-1

WEST -- C-1

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: Not Applicable

STAFF ANALYSIS:

The petitioner is requesting that the road improvements for 25 1/2 Road frontage adjacent to this lot be deferred until further development takes place. An improvements guarantee or construction of road improvements for one-half of a commercial street section is required for the 25 1/2 Road frontage as per section 5-4 of the Zoning and Development Code as part of the site plan review/building permit process. Under current City policy a developer is responsible for half street improvements for all roadways adjacent to their development regardless whether they access them or not. When a development occurs on a larger vacant parcel but only encompasses a small portion of it, deferring road improvements for an adjacent road not being used for access may be appropriate. Access to the proposed Mike's Auto will not be obtained from 25 1/2 Road. All access to Mike's Auto will occur from Hwy 50. Mike's Auto will be located approximately 400 feet away from 25 1/2 Road.

STAFF RECOMMENDATIONS:

Staff recommends approval of a deferment.

There is approximately 3 Acres of Land to the west that will remain vacant until ~~future development is proposed.~~

MOTION (5-0)
Recommended to City Council
they defer the street improvements ~~for~~
rather than waive the location at
25 1/2 Road for the location at
2559 Hwy 50.

STAFF REVIEW

FILE: #73-93

DATE: August 18, 1993

STAFF: David Thornton

ACTION REQUESTED: A motion on a request for a variance of section 5-4-1.E. requiring construction of half-street improvements for Mikes Auto at 2559 Hwy 50. The petitioner is requesting that the street improvements for 25 1/2 Road be waived.

LOCATION: 2559 Hwy 50

APPLICANTS: Michael and Susan Gregg

EXECUTIVE SUMMARY:

Petitioner Michael Gregg of Mike's Auto, a used car dealership, proposed at 2559 Hwy 50 is requesting a waiver of the half street improvements required by section 5-4 of the Zoning and Development Code. Section 5-4 requires the developer of all developments (except for one single family house on a single parcel of land) to be responsible for one-half road improvements to the centerline of all exterior abutting right-of-ways. The petitioner is requesting the road improvements for the 25 1/2 Road frontage be waived.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Automobile Sales

SURROUNDING LAND USE:

NORTH -- Division of Wildlife

EAST -- Car Dealership

SOUTH -- Motorcycle dealership

WEST -- Vacant

NORTHWEST -- "Corner Store" - Trailer Sales and Rentals

EXISTING ZONING: C-1 (Light Commercial)

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH -- PZ (Public Zone)

EAST -- C-1

SOUTH -- C-1

WEST -- C-1

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No Plan exists for this area.

STAFF ANALYSIS:

The petitioner is requesting that the road improvements for 25 1/2 Road frontage adjacent to the west boundary of the parcel located at 2559 Hwy 50 be waived. Currently 25 1/2 Road along this parcel is unimproved. An improvements guarantee or construction of road improvements for one-half of a commercial street section is required for the 25 1/2 Road frontage as per section 5-4 of the Zoning and Development Code as part of the site plan review/building permit process. Under current City policy a developer is responsible for half street improvements for all streets adjacent to their development regardless whether they access them or not. When a development occurs on a larger vacant parcel but only encompasses a small portion of it, deferring road improvements for an adjacent road not being used for access may be appropriate, but waiving the obligation to do those improvements in the future for future development may not be. Mike's Auto is proposing to use only a small portion of a larger parcel bounded by Hwy 50 and 25 1/2 road. Access to Mike's Auto will not be obtained from 25 1/2 Road located approximately 400 feet away, but will be from Hwy 50.

If a waiver of the half street improvements is granted, future development on this parcel would not be responsible for half street road improvements on 25 1/2 Road even though they may use the right-of-way as access. Deferment of the required road improvements for Mike's Auto is a better solution in that the City will still have the ability to look at and require the improvements to 25 1/2 Road for future development on this parcel at the same time acknowledging that the existing policy requiring road improvements for all adjacent streets is a hardship to Mike's Auto.

STAFF RECOMMENDATION:

Staff recommends approval of a deferment until further development takes place on this parcel. Staff does not recommend a waiver be granted.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended "approval of a deferment, rather than a waiver, of the required half street improvements on this parcel of land until there is further development at a future date."

City Council - 8-18-93
Council approved 7-0 the deferment until further development takes place on this parcel.

REQUEST FOR ROAD EXEMPTION

June 25, 1993

City of Grand Junction
250 North 5th
Grand Junction, Co 81501

Location: 2559 Highway 6 & 50

Petitioner: Michael W. & Susan L. Gregg
241 North Avenue
Grand Junction, Co 81501
245-5534

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 30 1993

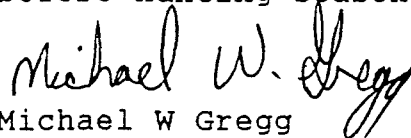
Staff Representative: David Thornton

To Whom It May Concern:

I am attempting to build a building and open a business at 2559 Hiway 50. I have never done anything quite like this before and I am finding it to be somewhat of a bureaucratic nightmare. One of the things that David Thornton asked me to do is pay for half of a road that does not even exist! The road is 25 1/2 road. The point where this road borders my property is not even in use at this time. The road does not exist any direction from my property for at least 1/2 mile. I do not need access to this future road at this time. I have to plead poverty. I am unable to build or pay for a road and plus bring sewer, a 10 inch water main and do all the rest of the requirements at this time. I was not prepared to do as much as the city is requiring, let alone pay for the road.

I was told that something has to take place with this road for me to get a building permit which I simply do not understand. I want to request exemption from something that doesn't exist anyhow. Having never done anything like this before it all seems like the City is trying to keep business out of Grand Junction. I understand there has to be some rules and regulations to follow but this road makes no sense to me at all. I am including pictures of the future road that borders my property so that the request can be evaluated better.

Please consider my request for an exemption from the road so that I can start construction on my building and be in the building before hunting season (my busy season).


Michael W Gregg
Owner

Kathy

8-18-93

Mike's Auto received a deferment for 25 1/2 Road improvements. Now he will probably want his planning clearance. If he does before it get back he needs to do the following.

① Provide the Guarantee for the improvements Agreement. We can remove the landscaping from the Agreement if Mike's Auto agrees to putting it in before a C.O. Gerald needs to verify the other costs still and we need all the various signatures (see file)

② Mike's Auto needs to revise the site plan AND Drainage/Grading per Gerald's comments AND submit 4 copies.

③ Once the above is accomplished I think we are in good shape to issue the Planning Clearance

DAVE

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT**

SH No/MP/Side: 70B/4.35/R
Local Jurisdiction: City of Grand Jct.
Dist/Section/Patrol: 3211
DOT Permit No.: 393022
Permit Fee: \$100.00
Date of Transmittal: 3-12-93

THE PERMITTEE;

Michael W. Gregg
241 North Avenue
Grand Junction, CO 81501

73 93

is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

LOCATION:

On the south side of State Highway 70B, a distance of 1848 feet east from Mile Post 4.

ACCESS TO PROVIDE SERVICE TO:

Auto sales business.

OTHER TERMS AND CONDITIONS:

See Attached Sheet.

Original
Do NOT Remove
From Office

MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

By (X) Not Required Date _____ Title _____

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. **The permittee shall notify** Wendell Bates **with the Colorado Department of Transportation in** 242-4126 **at least 48 hours prior to commencing construction within the State Highway right-of-way.**

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X) Michael W. Gregg Date 3-17-93

This permit is not valid until signed by a duly authorized representative of the Department.
DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

By (X) [Signature] Date 3-18-93 Title Administrator, Access Committee
(Date of issue)

PERMIT NO. 393022

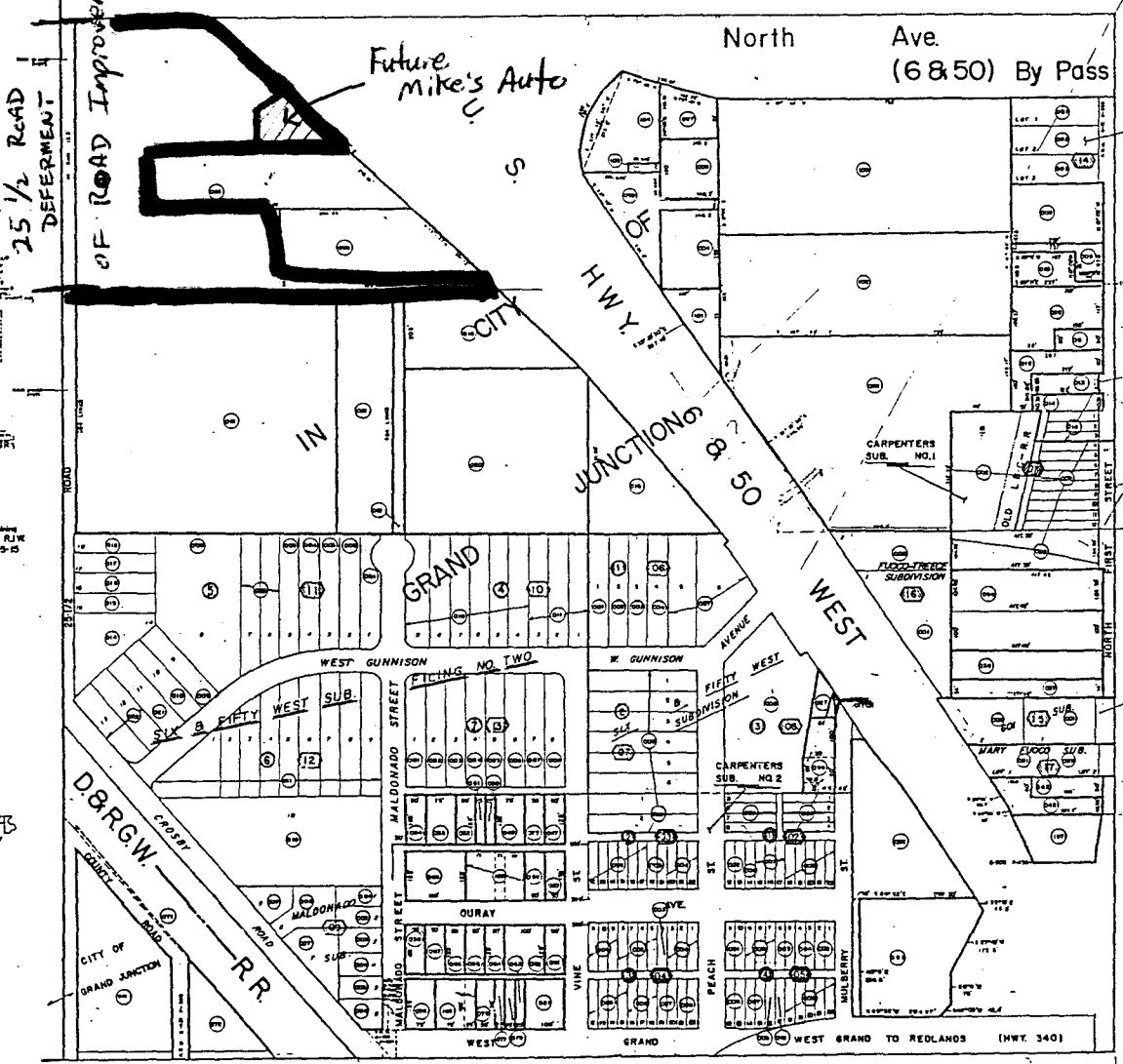
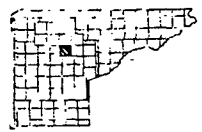
- 1 This driveway is limited to right turns only. Left turns are not approved.
- 2 Driveway shall be constructed 24 feet wide with 20 foot radii. Surfacing for driveway approach is required as follows: 12" of class 1 gravel in 2, 6" lifts; 6" of class 6 gravel in 1, 6" lifts.
- 3 Also 2" of HBP in 1, 2" lifts of grade E, EX, or equivalent. The asphalt cement in the HBP shall be AC 10.
- 4 Fill/cut slopes shall be at a 6:1 slope on the roadway and at 6:1 on the access approach.
- 5 A new 18" CMP culvert shall be used. All culverts (side drains) installed in open ditches shall have flared end sections.
- 6 No drainage from this site shall enter onto the surface of the highway. All existing drainage structures shall be extended to accommodate all new construction and safety standards.
- 7 Contractor shall follow the applicable construction specifications set for by the Department of Transportation in the latest manual Standard Specifications for Road and Bridge Construction. The property owner is responsible for any utilities disrupted by the construction of this driveway and all expenses incurred for repair. Any damage to any existing highway facilities shall be repaired prior to continuing other work. Compaction of sub-grade, embankments and backfill shall comply with Section 203 of the Department of Transportation Standard Specifications. The first 20 feet beyond the closest highway lane, including speed change lanes, shall slope down and away from the highway at a 2% grade to ensure proper drainage control. All excavations on utility lines, culverts, other trenches or tunnels shall meet the requirements of Colorado Department of Transportation, OSHA, Colorado Industrial Commission and the Colorado Division of Mines, whichever applies. The area around the new work shall be well graded to drain, top soiled, fertilized, mulched and reseeded.
- 8 Compaction of Hot Bituminous Pavement (HBP) shall comply with Section 401.17 of the Department of Transportation Standard Specifications. If frost is present in the sub-grade, no surfacing material shall be placed until all frost is gone or removed. Saw or score asphalt to assure a straight edge for patching.
- 9 Work shall BEGIN AFTER 8:30 A.M. and all equipment shall be off the roadway BEFORE 3:30 P.M. each day.

2945-101
12 11 10 9 8 7 6 5 4 3 2 1

113 R.I.W
2945-104

2945-101
12 11 10 9 8 7 6 5 4 3 2 1

113 R.I.W
2945-101



WHITE CITY
SUBDIVISION

113 R.I.W
2945-142

113 R.I.W
2945-154

113 R.I.W SEC. 15 NE-1/4
2945-151

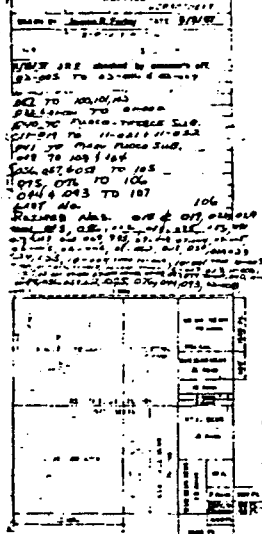
2945-151
TIS. R.I.W.

TIS. R.I.W.
2945-104

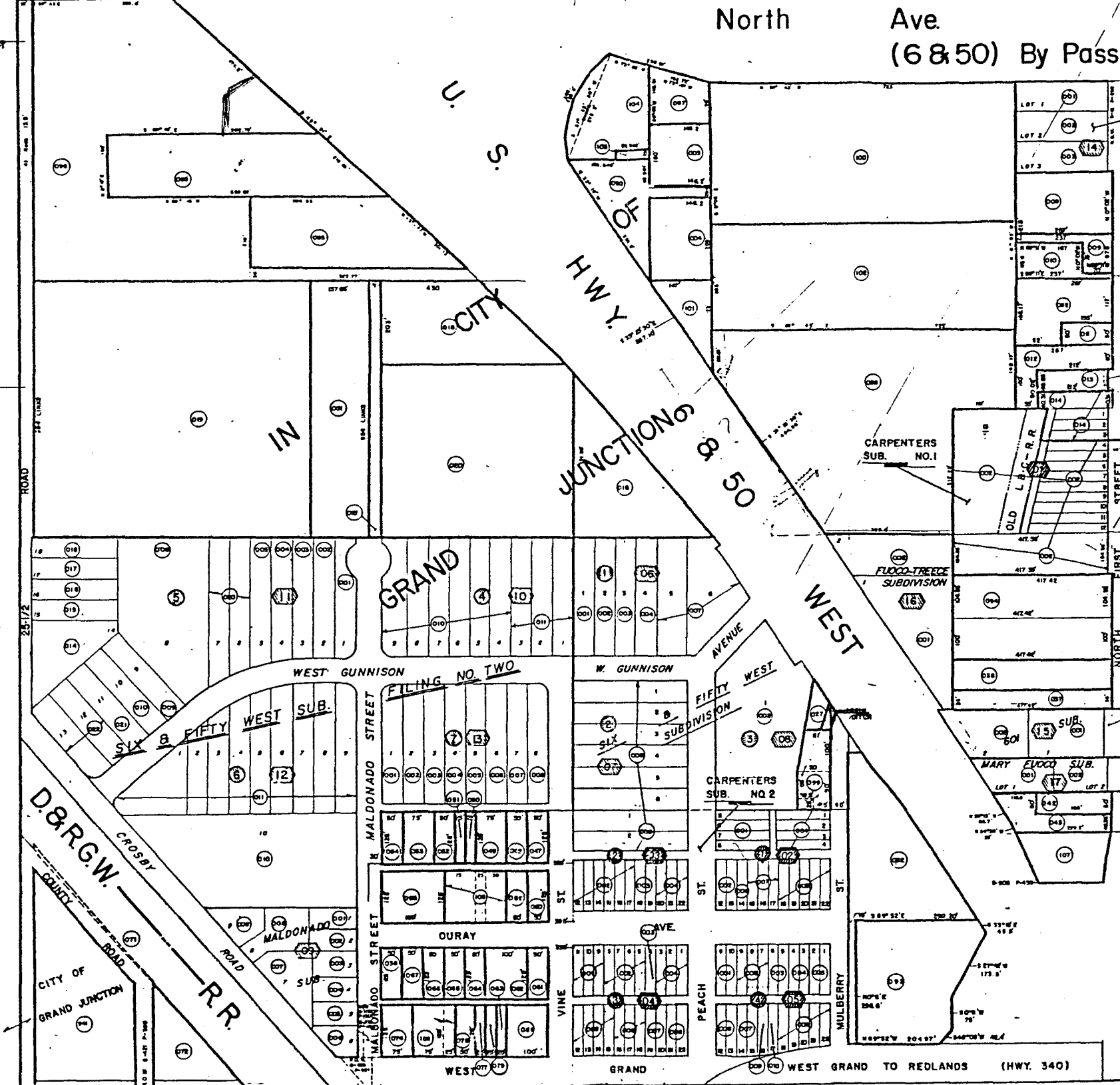
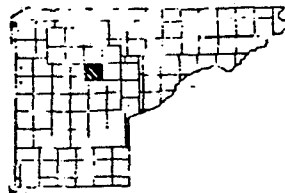
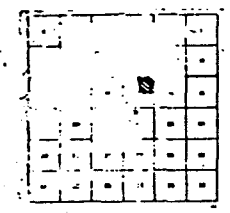
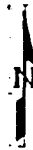
North Ave.
(6 & 50) By Pass

WHITE CITY
SUBDIVISION

ALL THE PROPERTY, HERETOFORE OWNED BY THE CITY OF GRAND JUNCTION, COLORADO, AND HERETOFORE USED AS PUBLIC PROPERTY, IS HEREBY OFFERED FOR SALE BY PUBLIC AUCTION, TO BE HELD AT THE CITY OF GRAND JUNCTION, COLORADO, ON THE 10TH DAY OF MARCH, 1945, AT 10 O'CLOCK A.M., AT THE COURT HOUSE, GRAND JUNCTION, COLORADO, FOR THE PURPOSE OF RAISING MONEY TO REPAIR AND MAINTAIN THE CITY STREETS AND ALLEYS, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1935, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1936, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1937, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1938, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1939, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1940, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1941, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1942, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1943, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1944, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1945, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1946, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1947, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1948, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1949, AND TO PAY THE INTEREST ON THE CITY BONDS ISSUED IN 1950.



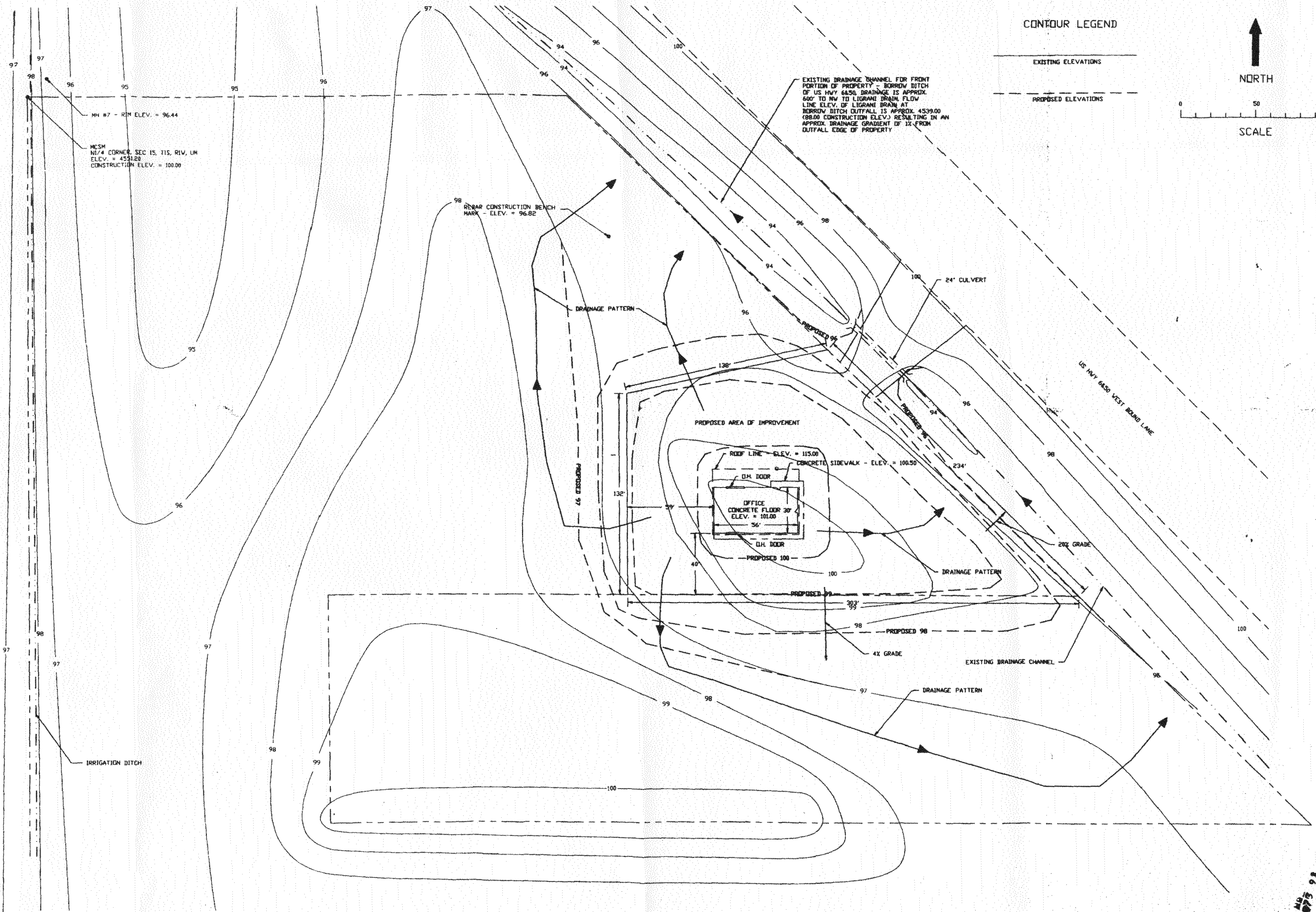
Adjoining
TIS. R.I.W.
2945-15



Adjoining
TIS. R.I.W.
2945-142

Adjoining
TIS. R.I.W.
2945-154

TIS. R.I.W. SEC. 15 NE-1/4
2945-151



CONTOUR LEGEND

— EXISTING ELEVATIONS
 - - - PROPOSED ELEVATIONS

NORTH

SCALE



PAGE	DF	TAC	DATE
DRAWN	REVISED	CHECKED	APPROVED

PROJECT: MIKE GREGG - GRADING/DRAINAGE PLAN
 REFERENCE: PLANNING CLEARANCE
 PROJECT LOCATION: 2559 HWY 6&50
 DATE: MAY 30, 1993
 SCALE: 1 IN. = 30 FT.
 PREPARED BY: TOM A. CRONK

CONSTRUCTION INCORPORATED
 1189 - 24 - ROAD
 GRAND JUNCTION, CO 81505
 303-245-0577

MD
 075 93

MANHOLE #6
 RIM ELEV. = 4547.15
 INV. ELEV. = 4543.00
 INV. DEPTH = 4.15
 800P INV. WEST = 4542.93
 INV. EAST = 4542.93

MANHOLE #7
 RIM ELEV. = 4547.64
 INV. S.V. = 4544.95
 INV. N.E. = 4544.24

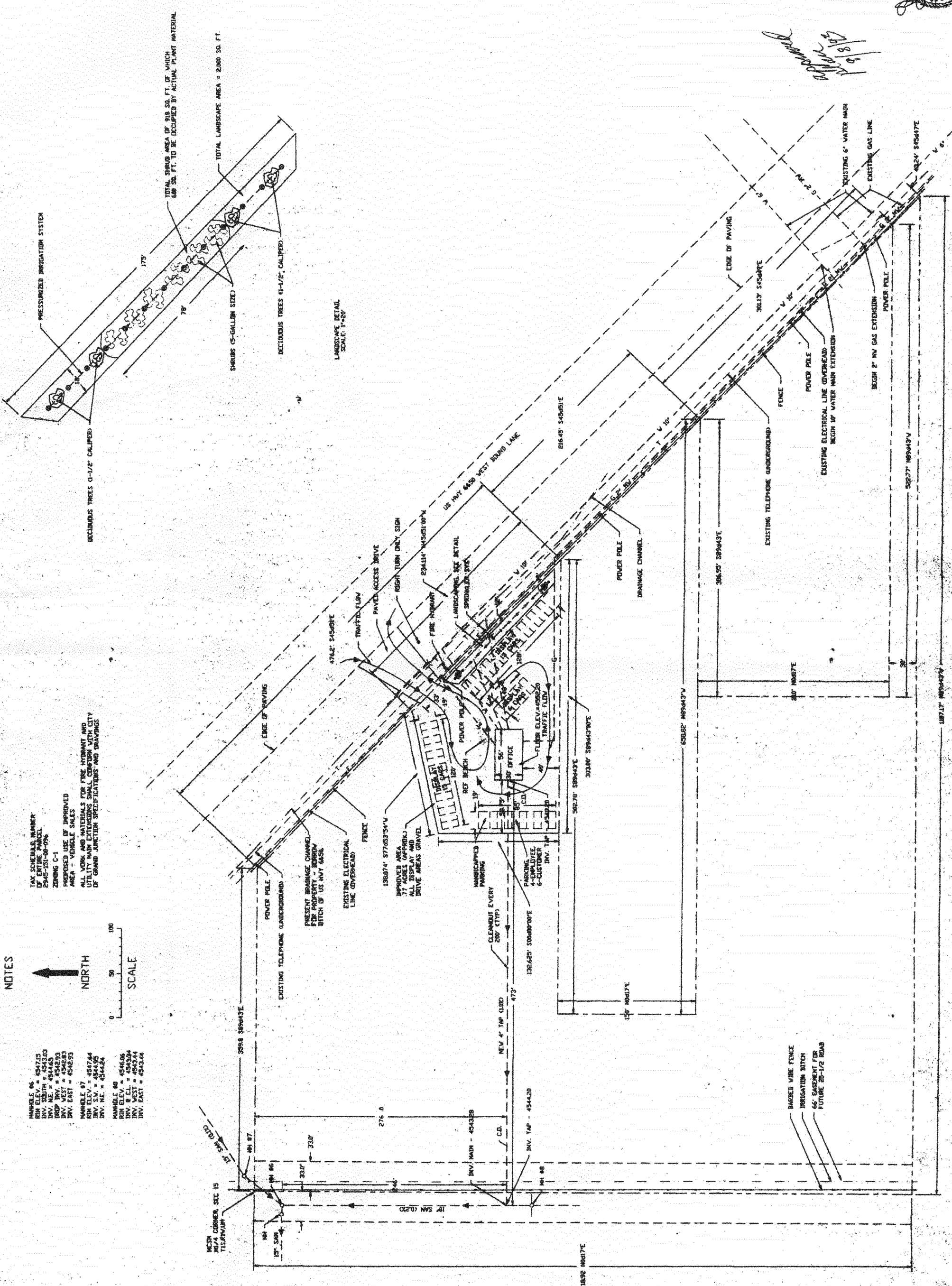
MANHOLE #8
 RIM ELEV. = 4546.06
 INV. E.L.L. = 4543.04
 INV. WEST = 4543.44
 INV. EAST = 4543.44

NOTES

↑ NORTH

SCALE
 0 50 100

TAX SCHEDULE NUMBER OF ENTIRE PARCEL 29-45-151-08-096
 ZONING C-1
 PROPOSED USE OF IMPROVED AREA - VEHICLE SALES
 ALL WORK AND MATERIALS FOR FIRE APPARATUS AND UTILITY MAIN EXTENSIONS SHALL CONFORM WITH CITY OF GRAND JUNCTION SPECIFICATIONS AND DRAWINGS



PAGE	DF
DRAWN	TAC
REVISED	TAC
CHECKED	DATE
APPROVED	DATE

PROJECT: GREGG - SITE PLAN
 REFERENCE: PLANNING CLEARANCE
 PROJECT LOCATION: 2559 HWY 64.50
 DATE: MAY 30, 1993
 SCALE: 1 IN. = 50 FT.
 PREPARED BY: TDM & CRONK

CRONK CONSTRUCTION INCORPORATED
 24- ROAD JUNCTION, CO 81505
 245-0577

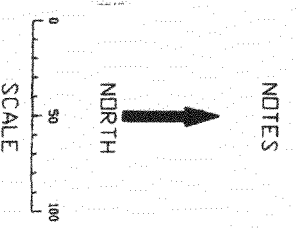


Handwritten signature and date: 5/28/93

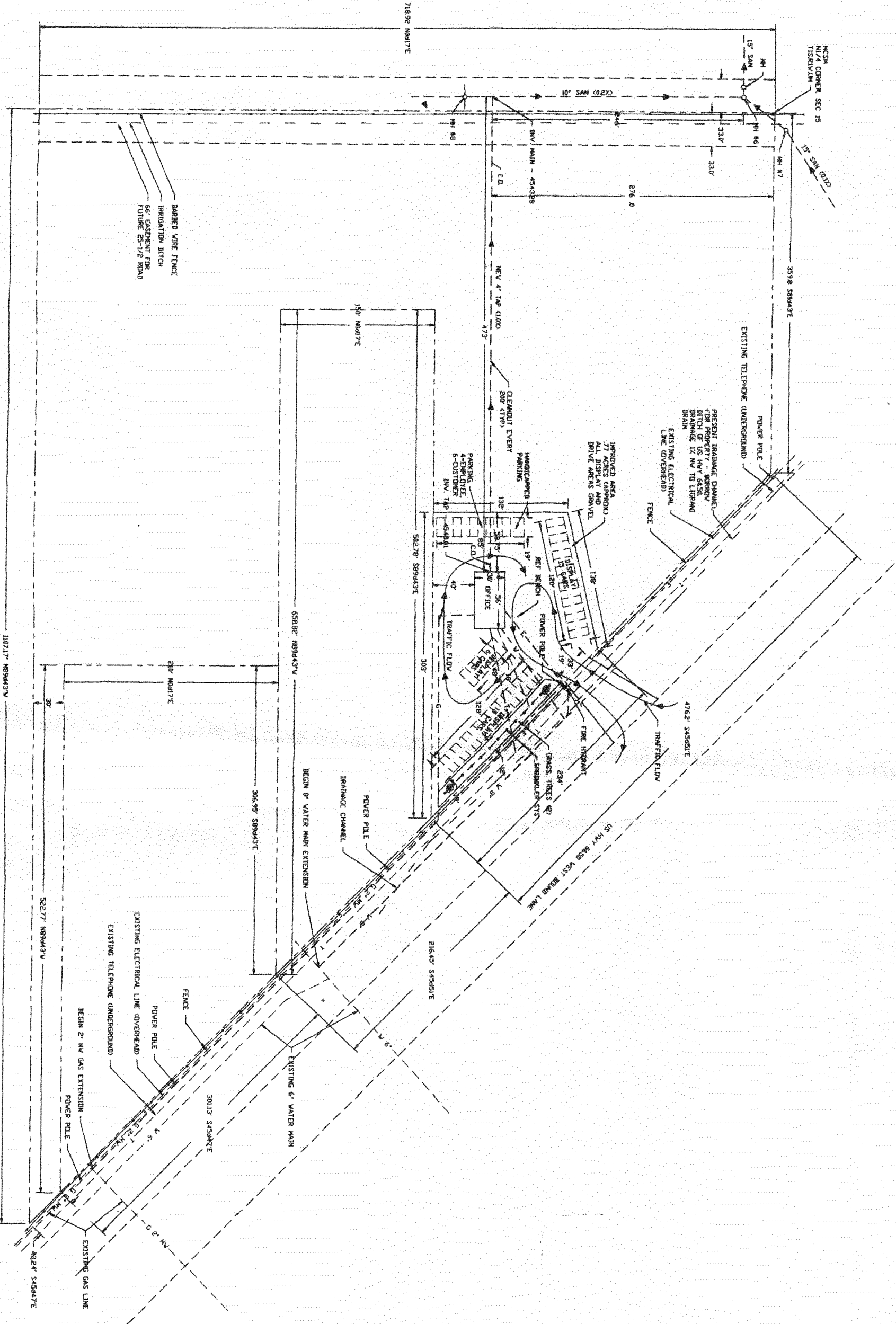
MANHOLE #6
 RIM ELEV. = 4547.15
 INV. SOUTH = 4543.03
 INV. N.E. = 4544.83
 INV. WEST = 4542.83
 INV. EAST = 4542.83

 MANHOLE #7
 RIM ELEV. = 4547.64
 INV. SOUTH = 4543.52
 INV. N.E. = 4544.95
 INV. WEST = 4543.44
 INV. EAST = 4543.44

 MANHOLE #8
 RIM ELEV. = 4546.86
 INV. SOUTH = 4542.94
 INV. N.E. = 4544.27
 INV. WEST = 4543.44
 INV. EAST = 4543.44



NOTES
 TAX SCHEDULE NUMBER
 OF ENTIRE PARCEL
 29-45-151-00-096
 ZONING C-1
 PROPOSED USE OF IMPROVED
 AREA VEHICLE SALES



Landscaping Required =
 (393 sq ft for parking) / 261 ft
 (878 sq ft for building) / 1000 ft
 Landscaping Provided =
 1000 ft

 Parking Required = 4
 Parking Provided = 10

Original Do NOT Remove From Office

10/5/93

PROJECT: GREGG - SITE PLAN
 REFERENCE: PLANNING CLEARANCE
 PROJECT LOCATION: 2559 HWY 6&50

 DATE: MAY 30, 1993
 SCALE: 1 IN. = 50 FT.
 PREPARED BY: TOM A. CRONK

PAGE 1 OF 1
 DRAWN TAC DATE 5/29
 REVISED DATE
 CHECKED DATE
 APPROVED DATE



CONSTRUCTION INCORPORATED
 9 -24- ROAD
 AND JUNCTION, CO 81505
 -245-0577