

SUBMITTAL CHECKLIST

Receipt # 449

SITE PLAN REVIEW # 88 93

\$ 150⁰⁰ PAID

Location: 748 N. 1ST STREET

Project Name: Monument Motors

ITEMS		DISTRIBUTION														TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Public Works	City Fire Department	City Health Dept.	City Downtown Dev. Auth.	County Planning	County Eng. Dept.	Irrigation District	Drainage District	Water District	Sewer District		U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field	
● Application Fee	VII-1	1																					
● Submittal Checklist*	VII-3	1																					
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																					
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title -- LEASE	VII-2	1		1			1																
○ Appraisal of Raw Land	VII-1	1		1	1																		
○ Deeds	VII-1	1		1			1																
○ Easements	VII-2	1	1	1	1		1																
○ Avigation Easement	VII-1	1		1			1																
○ ROW	VII-3	1	1	1	1		1																
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																
○ CDOT Access Permit	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1	1																				
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		
○ 11"x17" Reduction of Site Plan	IX-29			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2									1											
○ Storm Drainage Plan and Profile	IX-30	1	2									1				1	1	1					
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1						1	1	1	1	1	1						
○ Roadway Plan and Profile	IX-28	1	2									1											
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan	IX-20	2	1	1																			
○ Geotechnical Report	X-8	1	1						1														
○ Final Drainage Report	X-5.6	1	2									1											
○ Stormwater Management Plan	X-14	1	2									1							1				
○ Phase I and II Environmental Report	X-10,11	1	1																				
○ Traffic Impact Study	X-15	1	2																1				

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

Monument Motors
2507 U.S. Hwy 6 & 50
Grand Junction, Colorado 81505
(303) 245-6560



Original
Do NOT Remove
From Office

88 93

July 13, 1993

Regarding landscaping on Monument Motors sales lot at 748 N. 1st St.. This 150' x 125' lot is unpaved and about 2 years ago was backfilled with hard compacted back fill. Much of this backfill was placed over existing cement floors left after the burned out building was removed.

There is no curb and gutter along the 125' on North 1st St., nor are there any curbs and gutters along the 150' down Hill Ave.. The 150' along Hill Ave. is solid concrete from the street and 1st st is asphalt to the sidewalk.

It would be my intention to build 2 planters along the front and north side of the building and plant greenery. I would also like to have a planter built around the sign at the corner and put greenery in this planter.

I will be moving my Butler portable steel building onto this property with a two year lease and possible option for additional time. With such a short term lease, I am deeply concerned about the expense incurred on this property for only two years.

My building is well maintained and has been located and used in three city locations over the past fifteen years. The building was located 2 blocks north of ~~the~~ proposed new location from 1978-1988 on the corner of 1st and Belford. The building was then moved 2 blocks to the corner of 2nd and North Ave. (currently Diamond Shamrock) from 1988-1990. From 1990 to the present has been located at 2507 Hwy 6 & 50.

I trust we can all work together on this landscaping and come to some agreement within reason for both myself and the city.

Sincerely

A handwritten signature in cursive script, appearing to read "Earl F. Payne", written in dark ink.

Earl F. Payne
Owner- Monument Motors

STAFF REVIEW

FILE: #88-93 Monument Motors, 748 North 1st Street

DATE: July 20, 1993

STAFF: David Thornton

STAFF ANALYSIS

Landscaping:

1031 sq ft required - 1036 sq ft provided (including planters)

2 trees required - 4 trees provided

413 sq ft of shrub area required - 0 sq ft proposed. Petitioner is proposing to double the number of trees provided in exchange of providing 40% shrub area. The remaining landscaping will be all grass or flowers.

Parking:

An area equal to 10% of the sales area (50 cars) - 6 spaces provided

Signage:

188 sq ft of freestanding sign allowance allowed for 1st Street - 72 sq ft has already been permitted

72 sq ft of wall sign allowance facing 1st Street - 0 proposed

188 sq ft total signage allowed for 1st Street frontage - 72 sq ft permitted

A sign permit has been issued for the freestanding sign.

REVIEW COMMENTS

1. The amount of landscaped area and type of landscaping meets the Zoning and Development Code requirement except the amount of shrub area provided. Doubling the number of trees provided is an acceptable substitute to the 40% shrub area requirement. The Zoning and Development Code allows staff to vary the size of the shrub area requirement if shade trees are provided in excess of the minimum requirement. The landscaping costs as submitted are acceptable and will be guaranteed through the improvements agreement/guarantee since occupancy will occur prior to the installation of the landscaping.

2. The area of parking required has been shown. Parking blocks or some other acceptable method of delineating parking spaces are required.

Monument Motors

748 North 1st Street
Grand Junction, Colorado 81501

(303) 245-6560

11/4/93



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

City of Grand Junction
Planning Dept.
Att: Dave Thornton

Dear Dave -

As per our phone conversation on Tuesday 11/2/93
this note is my request to have the \$1000.00 deposit
you hold for my performance of landscaping my
auto lot at 1st + Hill Ave returned.

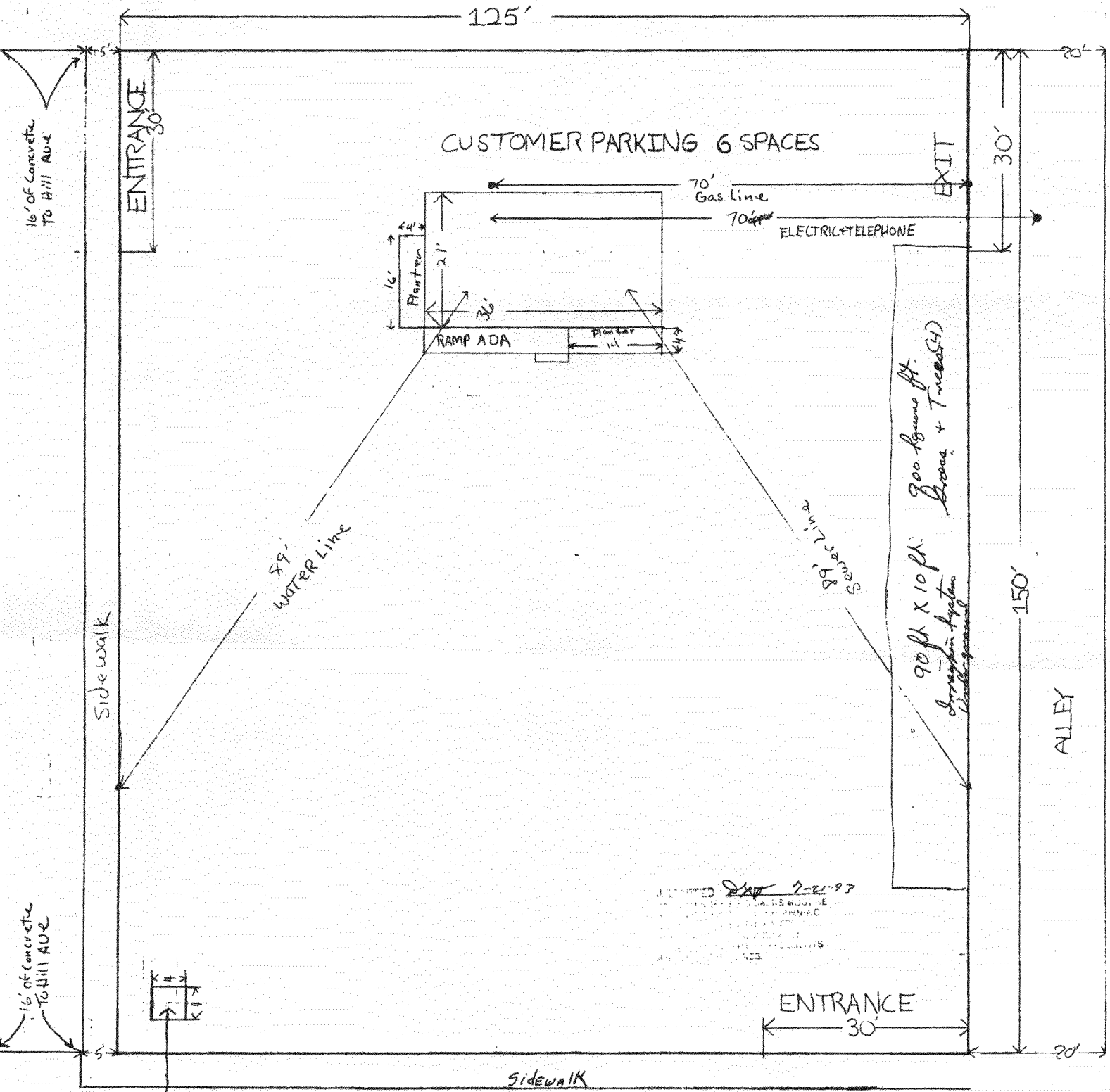
I have now landscaped with nice curbing and
grass as well as a sprinkler system.

This letter is to advise that in the spring of 1994
I will be planting trees. I don't know for sure
but I will probably cluster some aspen trees but I
may opt for 2 other plans. One plan is possibly
2 larger trees being planted, one on each end of the
lot or we are considering possibly planters with
either shrubs or possibly flowers on the lot. I will
naturally get a hold of you before a final decision
is made.

As you know Dave, I have cooperated with you folks
and will continue to do, but I would like at this time
to get my \$1000.00 deposit back. I do not want to plant
anything ~~out~~ this time and possibly have it winter kill.

Thank You -

Earl Ziegler
Monument Motors



Scale 1" = 10'

6x12 MONUMENT HOLOS BOY-S&H PALE 245-2560

Pavement Nth 1st Street

REVISED DATE 7-21-93

ALLEY

7-14-1993 THOMAS L BAXTER.