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File 1993-0089

Name: Used Car Lot - 1105 N. 1st Street - Site Plan Review

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. 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>
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X	X	Table of Contents
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X	X	*Staff Reports
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		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	Special Warranty Deed - not conveyed to City - no Bk/Pg #	X	Landscape Plan
X	Quit Claim Deed - not recorded - sent to City Clerk - RVP was issued in Res. 66-93 - Bk1999/Pg 56 - copy delivered to City Clerk for retention and scanning		
X	E-mails		
X	X		
X	Improvements List - not signed		
X	Development Improvements Agmt. - to be delivered to City Clerk for scanning and retention		
X	X		
X	Sign Permit - issued 9/28/93 - **		
X	X		
X	Resolution 66-93 - **		
X	X		
X	Certificate of Occupancy - 12/3/93		
X	X		
X	Planning Clearance - issued 8/13/93		
X	X		
X	Site Plan		
X			
X	Buyer Closing Status - 5/19/93		



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

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"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input checked="" type="checkbox"/> Revocable Permit			1105 North First ST	C-2	USED CAR LOT

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

K & K, Inc.		Kay G. Kofford
Name	Name	Name
3621 G 4/10 Road		3621 G 4/10 Road
Address	Address	Address
Palisade, Co 81526		Palisade, Co 81526
City/State/Zip	City/State/Zip	City/State/Zip
245-2024/464-7512/250-1048		245-2024/464-7512/250-1048
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.

KG Kofford 9/29/93
 Signature of Person Completing Application Date

K & K, Inc by KG Kofford, President 9/29/93

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

GENERAL PROJECT REPORT
Application for Revocable Permit

Location: 1105 North 1st Street

Proposed Use: Continued use of the East ten (10) feet of the described parcel as received by the Petitioner under deed and as recorded in Book 1979 at Pages 670, 671, 672 and 673, (Exhibit "A"), which ten (10) feet, hereinafter referred to as Right-of-Way (ROW), was deeded to the City of Grand Junction by Petitioner on August 13, 1993 as required for planning clearance approval for proposed use and remodeling of subject property.

Specifically, the Revocable Permit sought by Petitioner would provide for:

Continued placement and use of the existing area lighting standard toward the North end of the ROW;

Continued placement and use of the existing sign and base at the South end of the ROW;

Repaving of the ROW and placement of parking blocks along the length of the East side of the ROW to prevent overhang onto the sidewalk by parked vehicles;

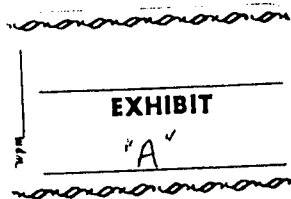
Use of the repaved ROW for parking and/or display of vehicles.

Petitioner understands that a Revocable Permit, if approved, is for a indeterminate period, subject to the need by the City for its use of the ROW.

LEGAL DESCRIPTION

A tract of land measuring 100 feet by 150 feet and located at the Northwest corner of the intersection of U.S. Highways 6 and 50 and North First Street, Grand Junction, being more particularly described as follows: Beginning at a point which is the intersection of the North boundary line of the right of way for U.S. Highways 6 and 50 and West boundary line of the right of way for North First Street in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, Township 1 South, Range 1 West, Ute. M, (being Corner No. 1); thence North along the said West boundary line of the right of way for North First Street a distance of 100 feet, (being Corner #2); thence Westerly parallel to the North boundary line of the right of way of Highways 6 and 50 a distance of 150 feet, (being corner #3); thence South parallel to the West boundary line of the right of way of North First Street a distance of 100 feet to a point on the North boundary line of the right of way of Highways 6 and 50 (being corner #4); thence East along the North boundary line of the right of way of Highways 6 and 50 to the point of beginning. Together with a perpetual right of way and easement for ingress and egress of motor vehicles and pedestrian traffic joint curb cut privileges over and across a parcel of land described as follows: Beginning at Corner #2 of the above described land conveyed hereby, thence West 30 feet along the North boundary of the land conveyed hereby, thence Northeast to a point on the West boundary of North First Street, 15 feet North of the aforesaid Corner #2, thence South 15 feet along the West boundary of North First Street to Corner #2; Subject to a perpetual right of way and easement for ingress and egress of motor vehicles and pedestrian traffic including joint curb cut privileges over and across a parcel of land described as follows: Beginning at the aforesaid Corner #2, thence West 30 feet along the North boundary of the land conveyed hereby, thence Southeast to a point on the West boundary of North First Street, 15 feet South of aforesaid Corner #2, thence North 15 feet along the West boundary of North First Street to Corner #2.

EXPRESSLY SUBJECT TO rights and reservations set forth in U.S. Patent recorded March 14, 1894, in Book 11,, at Page 328.



SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: MU CORNER 1ST ST. & NORTH AVE

Project Name: USED CAR LOT

ITEMS		DISTRIBUTION																				TOTAL REQD.	
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service (2 sets)	GVRRP	CDOT	Corps of Engineers	Walker Field		
● Application Fee \$105 ⁰⁰	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	2	1	1	1	1		
● Planning Clearance*	VII-3	1																					
● Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1		
● Evidence of Title	VII-2	1		1		1																	
○ Appraisal of Raw Land	VII-1	1		1	1																		
○ Industrial Pretreatment Sign-off	VII-4	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-2 ³	1	1	1	1		1																
● Improvements Agreement/Guarantee	VII-2	1	1	1			1																
● General Project Report	X-10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1		
○ Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1		
● Grading and Drainage Plan	IX-16	1	2									1									1		
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	2	1						
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1						1	1	1	2	1							
○ Roadway Plan and Profile	IX-28	1	2																				
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan	IX-20	2	1	1																			
○ Geotechnical Report	X-11	1	1							1													
○ Final Drainage Report	X-8,9	1	2									1											
○ Stormwater Management Plan	X-16	1	2									1											
○ Phase I and II Environmental Report	X-13,14	1	1																				
○ Traffic Impact Study	X-17	1	2																				
● STATE ACCESS PERMIT	VII-2	1	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. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled as described above.

Insert per p 14-2

GENERAL PROJECT REPORT

Original
Do NOT Remove
From Office

Location: 1105 North 1st Street
Acreage: Addition of a 14' x 24' room to existing 1132 sq.ft. building
on a 14,000 sq. ft. property.
Proposed Use: Auto repair and auto sales; previous use was auto repair and
filling station.
Public Benefit: Provide retail consumer services in auto repair and auto sales;
improve appearance of major city intersection.

Project Compliance, Compatibility, and Impact:

1. No change in use, zoning or other plans or policies is believed to be required.
2. No change in land use for the subject property is planned. Surrounding property land use is generally retail sales, largely catering to automotive needs, with the exception of the City Park (Lilac) directly to the South, across North Avenue.
3. No change in site access or traffic patterns is planned or requested.
4. All utilities are in place and connected. No change is planned.
5. No change in demands, either special or unusual, placed on utilities is planned.
6. No change on public facilities is planned or anticipated.
7. No change or effect on site soils and geology is planned. Resurfacing of the pre-existing paved area is planned with the exception of areas to be landscaped according to the landscape plan.
8. No change is anticipated or planned which would effect site geology and/or geological hazards.
9. Hours of operation will be within the hours of 7:30 A.M. to 9:00 P.M.
10. Signage will comply with appropriate regulations and permits. Signage will generally be of the size and location that pre-existed at this location.

Development Schedule and Phasing:

Commencement of construction is on hold, pending planning department clearance. Construction will begin within seven days of clearance approval. Completion of construction is planned within 45 days of commencement. Phasing is not necessary for the level of work planned.

89 93

APPLICATION FOR REVOCABLE PERMIT
Statement of Abutting Properties

Subject Property:

1105 North 1st Street
Grand Junction, Co 81505
Owned by Petitioner

Petitioner:

K & K, Inc.
3621 G 4/10 Road
Palisade, Co 81526

Abutting Property Owners:

Subject property is only abutting property to ROW for which revocable permit is sought.

REVIEW COMMENTS

Page 1 of 3

FILE #89-93

TITLE HEADING: Site Plan Review - Car Tunes

LOCATION: 1105 North 1st Street

PETITIONER: K & K, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 3621 G 4/10 Road
Palisade, CO 81526
245-2024/464-7512

STAFF REPRESENTATIVE: Dave 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.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

7/26/93
244-1400

No problems with the building addition. Emergency access must be maintained at a minimum of 20 feet clear and unobstructed.

CITY DEVELOPMENT ENGINEER
Gerald Williams

7/26/93
244-1591

See attached comments and red-lined drawings.

COMMUNITY DEVELOPMENT DEPARTMENT
David Thornton

7/29/93
244-1447

See attached comments.

STAFF REVIEW

FILE: #89-93 Used Car Lot, Car-Tunes, 1105 North 1st Street

PETITIONER: K & K, Inc., (Rep: Tom Rolland, 245-2024)

DATE: July 29, 1993

STAFF: David Thornton

REVIEW COMMENTS

1. The amount of landscaped area (900 sq. ft. onsite) meets the Zoning and Development Code requirement. Size of plantings required at the time of planting are as follows:

- 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. Adequate fire flows for fire protection is required.

3. The Improvements Agreement must be recorded and the Improvements Guarantee accepted by the City prior to issuance of the building permit.

4. The number of parking as shown is adequate.

5. All recording cost are to be paid by the petitioner.

6. The deed for the 1st Street R.O.W. shall be recorded prior to issuance of the Planning Clearance.

7. Parking blocks need to be provided to avoid vehicle overhang on sidewalk areas.

8. A revokable permit is required for all landscaping and site improvements within the ROW. Colorado Department of Transportation will have to approve the use of state highway right-of-way (North Avenue) for display area of used car sales.

9. No sign will be allowed on top of the billboard advertising this development.

10. The East driveway on North Avenue needs to be removed permanently.

11. It appears that the posts for the security fence will affect the driveway access with the west driveway on North Avenue. This need to be addressed.

12. A Planning Clearance will not be issued until all Review Agency issues have been adequately resolved.

RESPONSE TO REVIEW COMMENTS

August 10, 1993

FILE: #89-93

LOCATION: 1105 North 1st Street

PETITIONER : K & K, INC.
3621 G 4/10 ROAD
PALISADE, CO 81526
245-2024 464-7512

RESPONSE TO COMMENTS BY DAVID THORNTON:

1. Size of all plantings will conform to or exceed City Planning Requirements.
2. Clearance was obtained from G.J.F.D. prior to request for building permit for addition. George Bennett's comment on 7/26/93 notes "no problem with building addition."
3. The Improvements Agreement has been revised, signed and submitted as required.
4. No response required.
5. All recording costs will be paid by Petitioner.
6. Once all substantive matters are in agreement and Planning Clearance is assured, the deed for the ROW will be recorded as required.
7. Parking blocks, and/or a post and cable/chain perimeter barrier as shown on the plans, will be provided. Sidewalk overhang will be physically prevented.
8. A permit for the City ROW will be requested in conjunction with providing the deed for the ROW. CDOT has verbally committed to a lease for the State ROW. An appropriate agreement(s) will be executed and copies provided.
- ✓ 9. Signage has been reviewed. According to Grand Junction sign regulations a sign above the billboard advertising is in compliance. The base for the two location signs are separate structures from the billboard signs. A sign will be placed on the south sign base in compliance with City regulations.
10. The plan has been revised to remove the East driveway on North Avenue.

11. The plan drawing was not clear on the barrier construction/use. The posts in the North Avenue driveway area are to be removable for access during business hours. Similarly, the cable/chain across the 1st Street driveway will be open during business hours. An alternative to the cable/chain/concrete block barriers is to leave any such barricades out of all driveway locations.

RESPONSE TO COMMENTS BY GERALD WILLIAMS

1. The monument line is shown on the revised plan drawing.
2. The dimension is shown on the revised plan drawing.
3. The changes are shown as specified on the revised plan drawing. The petitioner will be reimbursed by the City for the specified changes including material, labor and traffic control. Estimated cost is \$3,487.
4. The plan drawing has been revised to show the change as requested. The City may need to move various signal equipment and boxes to accommodate the requested changes. Specifically, a cut-off signal light base remains in the projected center of the new sidewalk alignment and various ground level boxes and the new traffic signal base are in the projected sidewalk alignment. Regardless, the petitioner has budgeted for and agreed to the cost of replacing the curb, gutter and sidewalk.
5. The plan drawing has been changed to reflect the request.
6. The crosswalk is shown on the revised plan drawing.
7. The plan has been revised to remove the East driveway on North Avenue.
8. The plan drawing has been revised to address this concern.
9. The permit will be applied for as part of deeding the ROW to the City. It is understood that at such time as 1st Street is widened or a right turn lane is installed that use of the ROW will end.
10. Same response as item 7 on page 1.
11. Location of the dumpster is shown on the revised plan drawing.
12. The approval block is provided on the revised plan drawing.

STAFF REVIEW

FILE: 89-93

DATE: September 29, 1993

STAFF: David Thornton

REQUEST: Revocable Permit for Sign, Parking and Lighting Fixtures in Right-of-Way

LOCATION: 1105 North 1st Street

APPLICANT: K & K, Inc.

EXISTING LAND USE: Commercial - Vacant

PROPOSED LAND USE: Commercial - Vehicle Sales

SURROUNDING LAND USE: All Commercial

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow the construction and use of a parking area and continue use of a sign and a lighting standard in the public rights-of-way for North 1st Street adjacent to the property at 1105 North 1st Street.

STAFF ANALYSIS: K & K, Inc. is in the process of obtaining approval to renovate and improve the site at 1105 North 1st Street for use as a used vehicle sales business. The petitioner is proposing to use a portion of the 1st Street right-of-way for parking vehicles. Additionally, the petitioner is proposing continued use of the existing lighting standard and sign which are already within the right-of-way. It is unlikely that this portion of the right-of-way will be needed for roadway improvements in the near future.

City Charter gives Council authority to allow private use of public right-of-way, provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the right-of-way. The City may revoke the permit and require the landowner to restore the right-of-way to its original condition by giving 30 days written notice.

STAFF RECOMMENDATION: Review and adopt proposed resolution

REVIEW COMMENTS

Page 1 of

FILE #89-93

TITLE HEADING: Revocable Permit

LOCATION: 1105 North 1st Street

PETITIONER: K & K, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 3621 G 4/10 Road
Palisade, CO 81526
245-2024

PETITIONER'S REPRESENTATIVE: Kay Koffard

STAFF REPRESENTATIVE: Dave Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., , 1993.

CITY POLICE DEPARTMENT
Mark Angelo

10/5/93
244-3587

Ok.

CITY FIRE DEPARTMENT
George Bennett

10/1/93
244-1400

We don't have a problem with this permit as long as Fire Department access is not impaired.

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 45985

DATE 11-22-93

PERMISSION IS HEREBY GRANTED TO Terry Larson TO OCCUPY THE

BUILDING SITUATED AT 1105 N. 1st

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-104-00-055

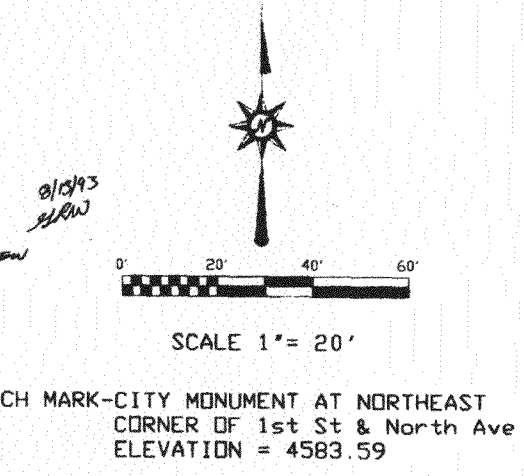
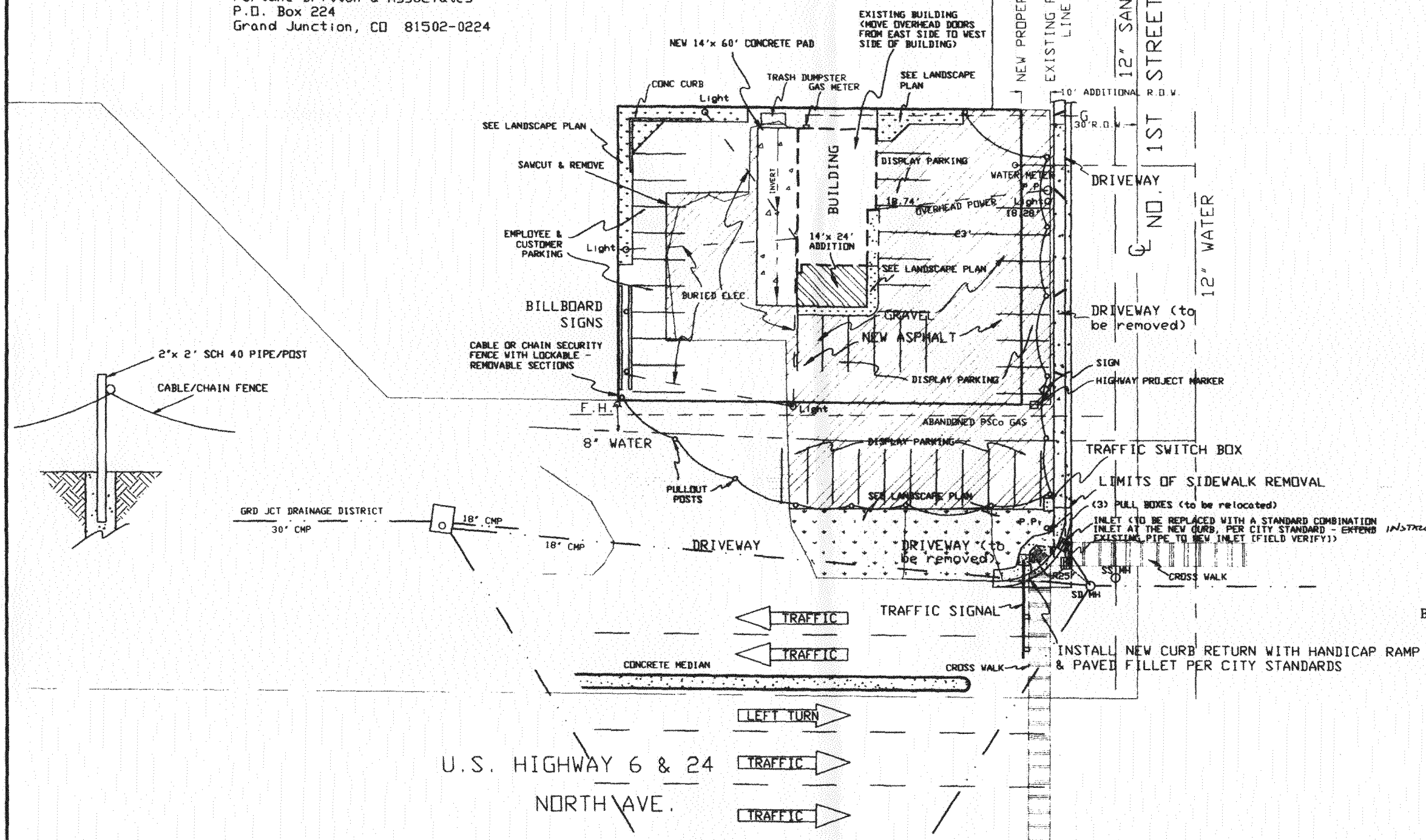
FOR THE FOLLOWING PURPOSE: addit. and handicapped restroom

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Mike Muehling

City Planning D. H. [Signature]
12-3-93

Adjoiner - Retail Shopping Center
 Zoned C-2 (Heavy Commercial)
 Owner:
 Fortune Britton & Associates
 P.O. Box 224
 Grand Junction, CO 81502-0224



WATER PROVIDED BY:
 CITY OF GRAND JUNCTION
 ELECTRIC & GAS BY:
 PUBLIC SERVICE CO.
 SANITARY SEWER BY:
 CITY OF GRAND JUNCTION
 STORM DRAINAGE BY:
 GRD. JCT. DRAINAGE DISTRICT
 TELEPHONE BY:
 U.S. WEST
 CABLE TV BY:
 UNITED ARTIST CABLE

DRAINAGE NOTES

THE EXISTING SITE GRADES AND DRAINAGE WILL NOT BE CHANGED EXCEPT THAT SOME SMALL PATCHES OF EXISTING ASPHALT WILL BE REMOVED; THE EXISTING BASE WILL BE SMOOTHED; AND 2 INCHES OF ASPHALT PAVEMENT PLACED. THE NEW CONCRETE PAD ON THE WEST SIDE OF THE BUILDING WILL BE INVERTED AND SLOPED TO THE SOUTH TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

THE SITE DRAINS TO THE SOUTH TO THE EDGE OF THE HIGHWAY AND WEST TO 18' CMP IN THE DITCH. A VERY SMALL AMOUNT OF DRAINAGE MAY FLOW TO THE GUTTER ON 1st STREET THEN SOUTH TO THE INLET. BOTH THE INLET AND 18' CMP ARE PART OF AN EXISTING STORM DRAINAGE SYSTEM MAINTAINED BY GRAND JUNCTION DRAINAGE DISTRICT.

8/13/93
 RLB

APPROVED FOR CONSTRUCTION
 8-13-93

APPROVED FOR CONSTRUCTION
 David R. Williams (on record) 8/13/93
 CITY ENGINEER DATE

ACCEPTED AS CONSTRUCTED

By Cornd Williams 11-18-93
 CITY ENGINEER DATE

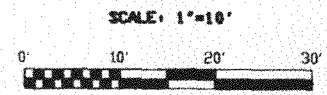
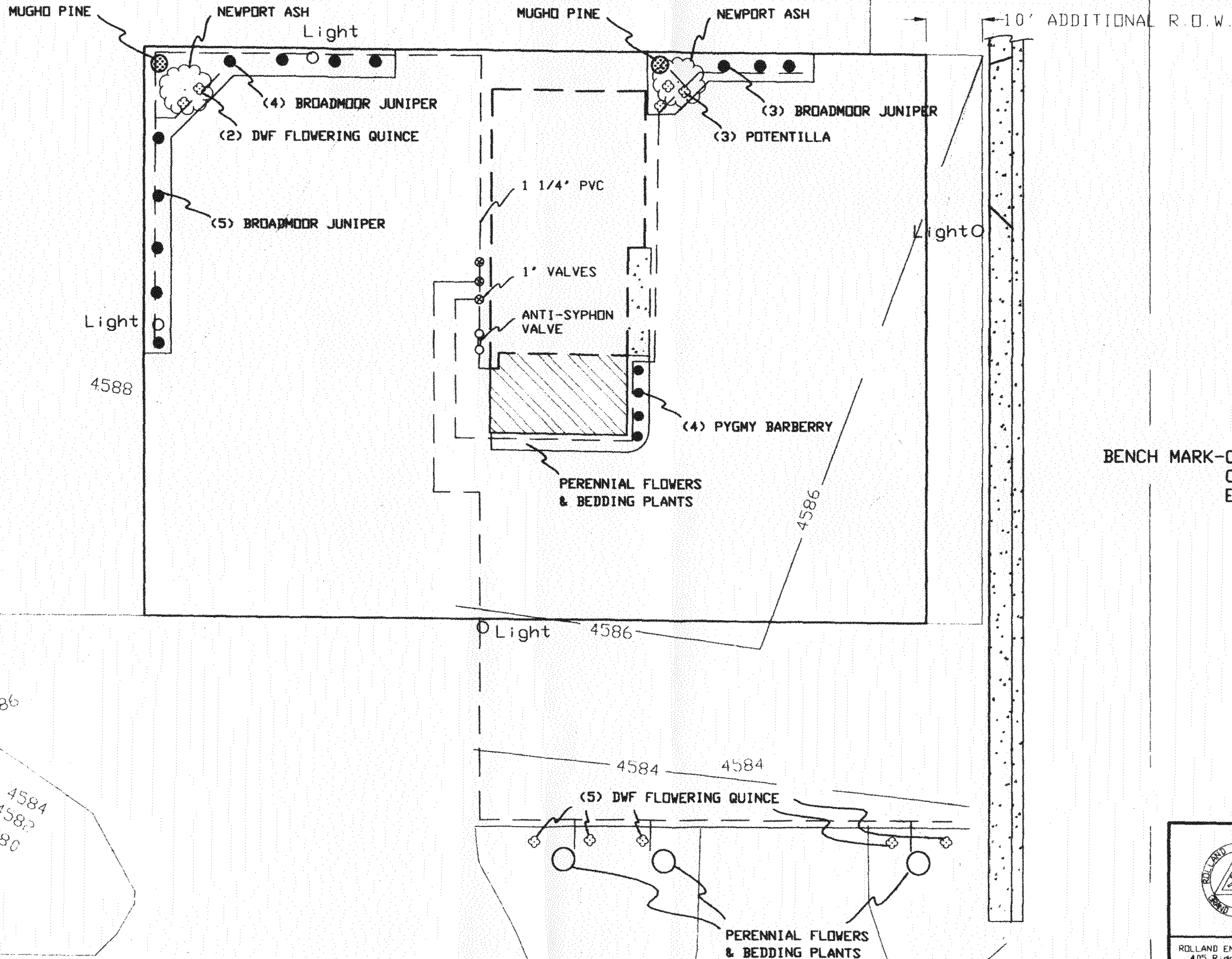
	SITE PLAN-1st & North K & K, Inc. K.G. Kofford	
	ROLLAND ENGINEERING 405 R. does Blvd.	

NOTES

AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED

U.S.D.A. SOIL CONSERVATION SERVICE "SOIL TYPE" IS Bc - BILLINGS SILTY CLAY LOAM

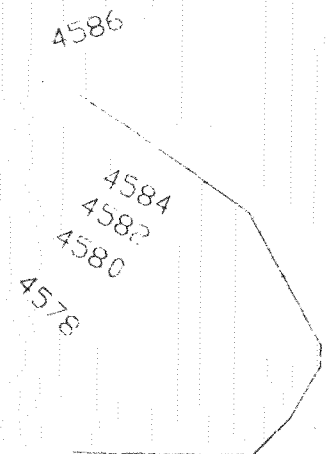
TOTAL ON-SITE LANDSCAPING AREA = 900 SQ FT




BENCH MARK-CITY MONUMENT AT NORTHEAST CORNER OF 1st St & North Ave ELEVATION = 4583.59

89 93

Original Do NOT Remove From Office



	<p>LANDSCAPE PLAN 1st & North K & K, Inc. K.G. Kofford</p>	
	<p>ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct. CO 81502</p>	<p>Designed: [] Checked: []</p>