





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

Receipt 491  
 Date 8-4-93  
 Rec'd By mp  
 File No. #94 93

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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"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use			1048 Independent	C-2	Ambulance service
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER                       DEVELOPER                       REPRESENTATIVE

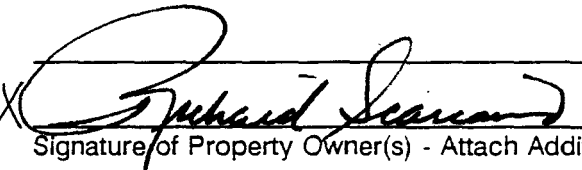
<u>Independence Plaza Ltd.</u> Name	<u>LifeCare Ambulance</u> Name	<u>David Anderson</u> Name
<u>1048 Independent Ave. Ste. 201</u> Address	<u>P. O. Box 1974</u> Address	<u>2069 Bluewater Dr.</u> Address
<u>Grand Jct., CO 81505</u> City/State/Zip	<u>Grd. Jct., CO 81502</u> City/State/Zip	<u>Fruita, CO 81521</u> City/State/Zip
<u>303-245-7571</u> Business Phone No.	<u>303-241-4222</u> Business Phone No.	<u>303-245-3584</u> 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

8-2-93  
 Date

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

# SUBMITTAL CHECKLIST

## SPECIAL USE

Location: 1048 Independent 1

Project Name: Ambulance Service

ITEMS		DISTRIBUTION											TOTAL REQ'D.
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City Downtown Dev. Auth.	City Parks and Rec.	County Planning	Walker Field	Building Department	City Police Dept	
<b>#94 93</b>													
<i>Original DO NOT Remove From Office</i>													
● Application Fee	VII-1	1											
● Submittal Checklist*	VII-3	X											
● Review Agency Cover Sheet*	VII-3	X	X	X	X	X	1	1	1	1	X	X	X
● Application Form*	VII-1	X	X	X	X	X	1	1	1	1	X	X	X
● 11"x17" Reduction of Assessor's Map	VII-1	X	X	X	X	X	1	1	1	1	X	X	X
● Evidence of Title	VII-2	1		1	1								
● Appraisal of Raw Land	VII-1	1		1			1						
● Names and Addresses	VII-3	X											
● Legal Description	VII-2	X		X									
○ Deed	VII-1	1		1	1								
○ Easement	VII-2	1	1	1	1	1							
○ Avigation Easement	VII-1	1		1	1								
○ ROW	VII-3	1	1	1	1	1							
● General Project Report	X-7	X	X	X	X	X	1	1	1	1	X	X	X
● Location Map	IX-21	1											
● Vicinity Sketch / Site Plan	IX-33	X	X	X	X	X	1	1	1	1	X	X	X

8 1/2 x 11 provided

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.

PRE-APPLICATION CONFERENCE

Date: 8/3/93
Conference Attendance: Kristen Ashbeck, David Anderson
Proposal: Ambulance service
Location: 1048 Independent

Tax Parcel Number: 2945-103-00-146
Review Fee: \$270

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required? N/A
Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking (checked)
Drainage
Floodplain/Wetlands Mitigation
Other
Screening/Buffering
Landscaping
Availability of Utilities
Land Use Compatibility
Traffic Generation (checked)
Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

Pavlakis & Co.  
5670 E. Evans Ave.  
Denver, CO 80222

#94 93

Holly H. Brownson  
2660 Sacoma Ct.  
Grand Jct., CO 81506

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Gerald M. Greenberg  
c/o ECD Co.  
30 S. Havana #307  
Aurora, CO 80012

Robert Wilson  
P. O. Box 604  
Grand Jct., CO 81502

Paul DesJardins  
280 Skylark Cr.  
Lafayette, CO 80026

Larry Beckner  
P. O. Box 220  
Grd. Jct., CO 81502

Walmart Stores  
702 SW 8th St.  
Bentonville, AR 72716-0621

PROJECT NARRATIVE

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Premier Ambulance of Grand Junction DBA LifeCare Ambulance is proposing that a special use permit be issued for an Ambulance Service located at 1048 Independent Ave. A-13 to be effective August 1, 1993 and 1048 Independent Ave. B-104 to be effective Sept. 1, 1993. The B-104 address is a future site to be moved into when available (aprox. 10-01-93).

This will be a privately owned service that will provide Emergent and Non-Emergent Ambulance services to the public.

The area is zoned C-2 commercial which allows this special use. The property to the North is still vacant land, to the south is a vacant lot, to the East is a trailer park, and to the West is more office/warehouse space and Sam's Club.

This property allows for very safe and easy access to both 25 1/2 Rd. and Independent Ave. This is essential for safe emergency vehicle operation. The property is located near major traffic routs to expedite responses to all areas of this city.

25 1/2 Rd. and Independent Ave. are routinely used now by Emergency vehicles responding to 911 calls, there should be little impact on the area that is already accustomed to Emergency vehicle responses. There is currently an ambulance service operating in the adjoining building.

The property located at 1048 Independent Ave. is a multi-unit office/warehouse LifeCare Ambulance proposes that,

1). Emergency vehicle traffic will enter onto 25 1/2 Rd. via the driveway on the east side of the property. We estimate 5 emergency responses per 24 hr. day. Siren usage will be at driver discretion.

2). All remodeling of office space will be completed prior to move-in, and will be up to building department standards, and will be completed by a licensed contractor.

3). All maintenance and grounds up keep will be provided by Independence Plaza.

The building will be used as a business location for a private ambulance service, but its primary use will be that of a crew residence; There will be 1 crew of 2 people working 24hr shifts. They will be stationed at these quarters and there will be restroom and sleeping facilities. There will be no type of retail sales or off-street customers.

**REVIEW COMMENTS**  
*RESPONSE BY PETITIONER*

Page 1 of 2

FILE #94-93

TITLE HEADING: Special Use Permit - Ambulance Service

LOCATION: 1048 Independent Avenue

PETITIONER: LifeCare Ambulance

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 1974  
Grand Junction, CO 81502  
241-4222

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., AUGUST 20, 1993.**

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**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**8/6/93**  
**244-1591**

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No comment.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Mark Angelo**

**8/10/93**  
**244-3587**

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Okay.

**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**8/10/93**  
**244-1656**

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No objections or other comments.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**8/11/93**  
**244-1400**

---

Submit a complete set of remodel plans for our review to determine code compliance.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**8/12/93**  
**244-1437**

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1. How many vehicles will be used from and parked at this unit (A-113) - including both ambulances and staff's personal vehicles? *2+2 R.L.*
2. Will the expansion into B-104 include more vehicles, more staff, etc. If so, how many?
3. Any interior remodel will require a building permit and meet all applicable building codes.

*R. Barry 8-18-93*

CITY UTILITY ENGINEER  
Bill Cheney

8/16/93  
244-1590

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No comment.

*R. Casey 8-18-93*



# REVIEW COMMENTS

Page 1 of 2

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**CITY DEVELOPMENT ENGINEER** 8/6/93  
**Gerald Williams** 244-1591

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No comment.

**GRAND JUNCTION POLICE DEPARTMENT** 8/10/93  
**Mark Angelo** 244-3587

---

Okay.

**MESA COUNTY BUILDING DEPARTMENT** 8/10/93  
**Bob Lee** 244-1656

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No objections or other comments.

**GRAND JUNCTION FIRE DEPARTMENT** 8/11/93  
**George Bennett** 244-1400

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**Kristen Ashbeck** 244-1437

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3. Any interior remodel will require a building permit and meet all applicable building codes.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**8/16/93**  
**244-1590**

---

No comment.



City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street

August 18, 1993

Mr. David Anderson  
LifeCare Ambulance  
PO Box 1974  
Grand Junction, Colorado 81502

Dear Mr. Anderson,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Special Use permit for Premier Ambulance of Grand Junction dba LifeCare Ambulance Service to occupy Suites A-113 and B-104 at 1048 Independent Avenue. This approval is subject to the requirement that a building permit be obtained and all fire and building codes be met for any proposed interior remodel.

Please call if you have any questions regarding the permit or this condition of approval.

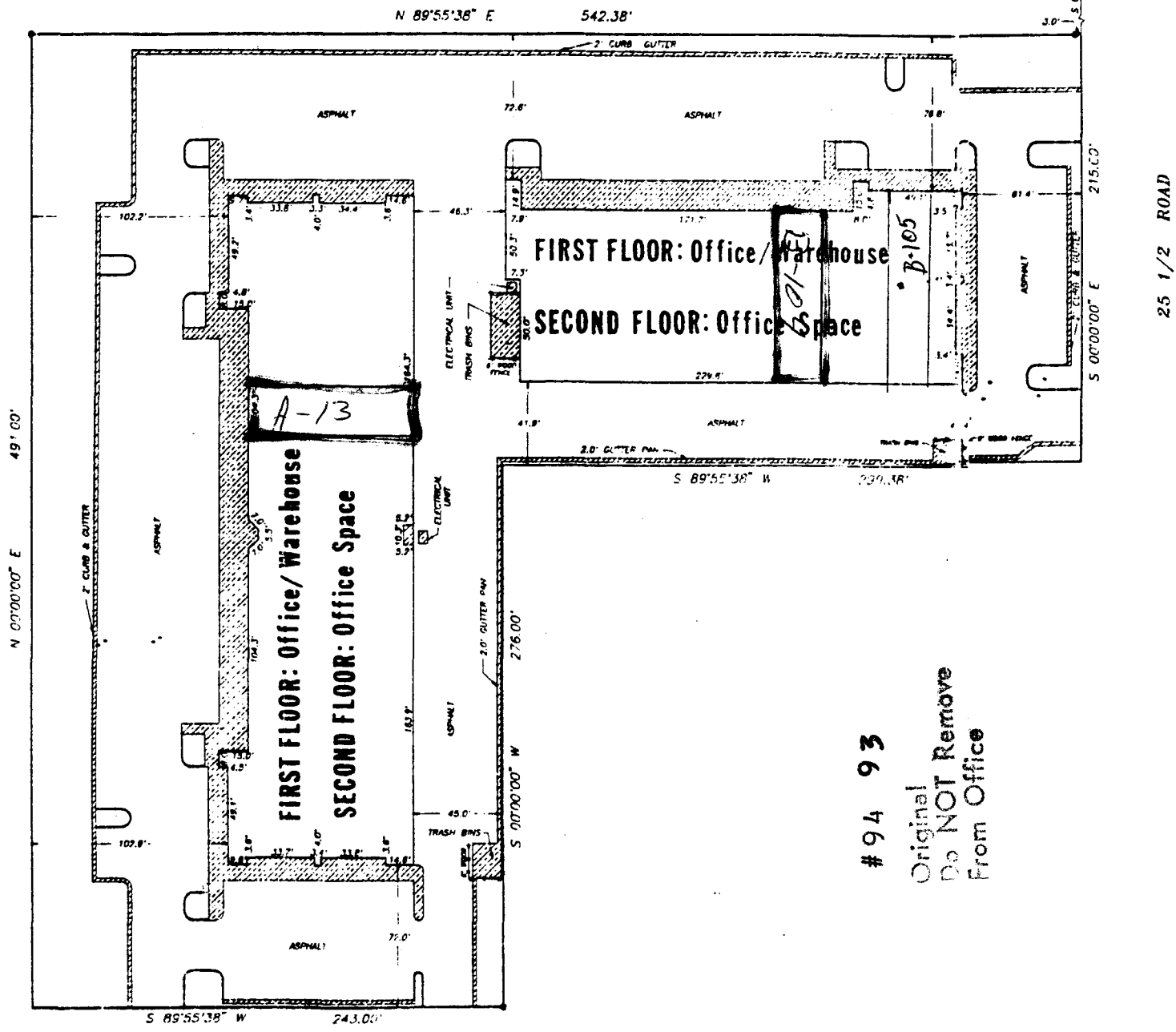
Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck  
Planner

xc: Independence Plaza Ltd.  
Ken Johnson, Fire Department

INDEPENDENCE PLAZA  
1048 Independent Avenue



25 1/2 ROAD

# 94 93  
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← INDEPENDENT AVENUE  
U.S. 6 & 50, I-70 Business one block

NORTHEAST CORNER OF THE NE 1/4 SW SECTION 10, TOWNSHIP 1 SOUTH, RANGE OF THE UTE MERIDIAN

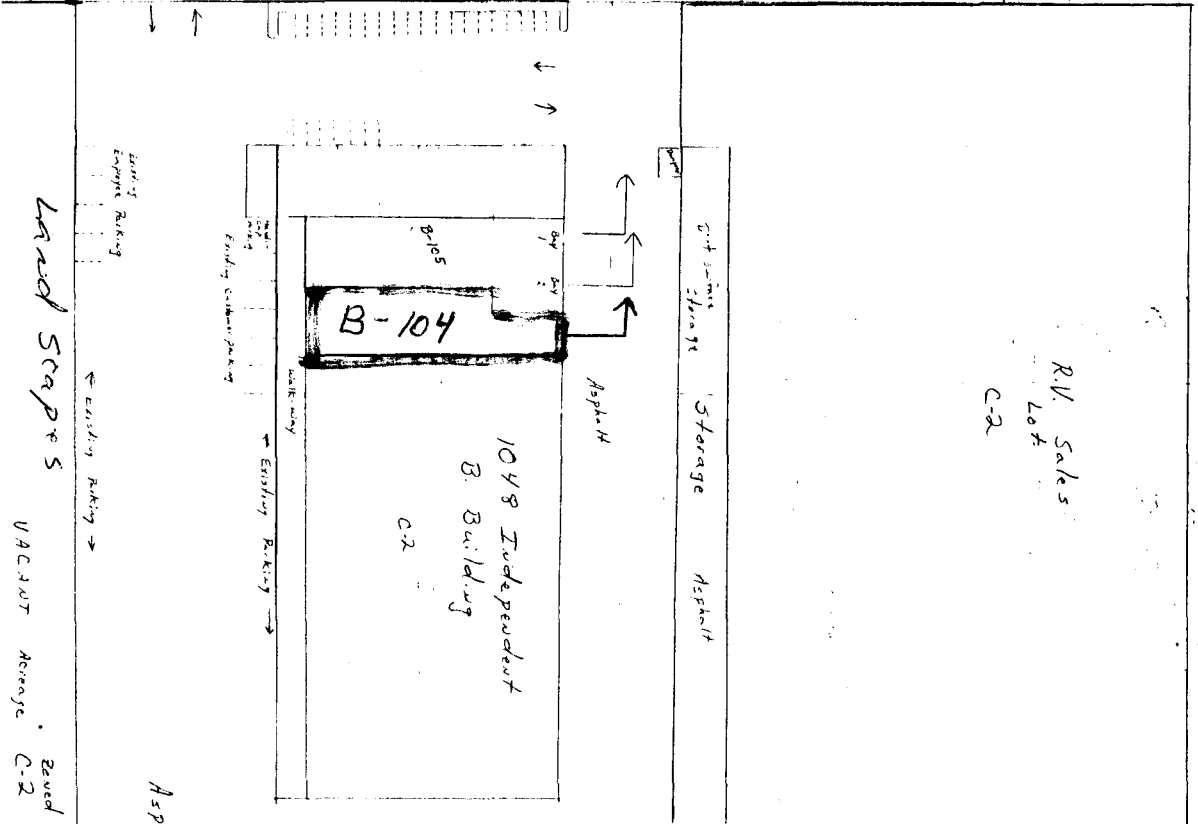
Independent Ave.

West Lake  
Trailer Park  
C-2

#98 93

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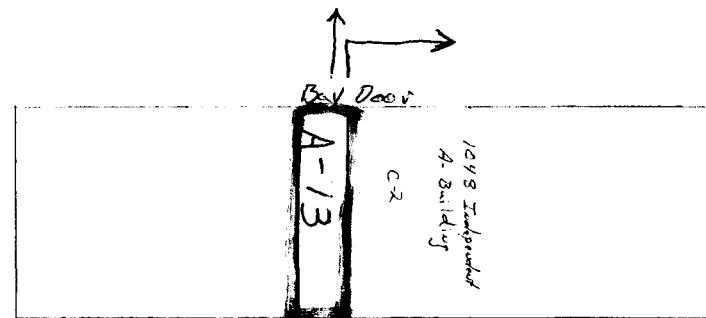
25 1/2 Rd



R.V. Sales  
Lot  
C-2

Land Scapes

VACANT Avenue C-2



Existing Customer Parking  
Existing Employee Parking

Land scaped

Premier Service Ambulance	
1048 Indep.	130
6/15/70	1