



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

#162-94

Location: 124 N. 1<sup>st</sup> Str.

Project Name: Budget Used Car Rental/sales

ITEMS	DISTRIBUTION																									
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input checked="" type="checkbox"/> City Property Appeal	<input checked="" type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input checked="" type="checkbox"/> County Bldg. Dept.	<input type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field	<input checked="" type="checkbox"/> City Police Dept.	From Office	Remove	TOTAL REQD.	
<input checked="" type="checkbox"/> Application Fee	VII-1	1																								
<input checked="" type="checkbox"/> Submittal Checklist*	VII-3	1																								
<input checked="" type="checkbox"/> 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	1	1	1
<input checked="" type="checkbox"/> Planning Clearance*	VII-3	1																								
<input checked="" type="checkbox"/> 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	1	1	1
<input checked="" type="checkbox"/> Evidence of Title	VII-2	1		1			1																			
<input type="checkbox"/> Appraisal of Raw Land	VII-1	1			1	1																				
<input type="checkbox"/> Deeds	VII-1	1			1		1																			
<input type="checkbox"/> Easements	VII-2	1	1	1	1		1																			
<input type="checkbox"/> Avigation Easement	VII-1	1			1		1																			
<input type="checkbox"/> ROW	VII-3	1	1	1	1		1																			
<input type="checkbox"/> Improvements Agreement/Guarantee	VII-2	1	1	1			1																			
<input type="checkbox"/> CDOT Access Permit	VII-3	1	1																							
<input type="checkbox"/> Industrial Pretreatment Sign-off	VII-4	1		1																						
<input checked="" type="checkbox"/> 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	1	1	1
<input type="checkbox"/> Elevation Drawing	IX-13	1	1																							
<input checked="" type="checkbox"/> Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/> 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	1	1
<input type="checkbox"/> Grading and Drainage Plan	IX-16	1	2									1														
<input type="checkbox"/> Storm Drainage Plan and Profile	IX-30	1	2									1				1	1	1								
<input type="checkbox"/> Water and Sewer Plan and Profile	IX-34	1	2	1			1						1	1	1	1	1									
<input type="checkbox"/> Roadway Plan and Profile	IX-28	1	2									1														
<input type="checkbox"/> Road Cross-Sections	IX-27	1	2																							
<input type="checkbox"/> Detail Sheet	IX-12	1	2																							
<input checked="" type="checkbox"/> Landscape Plan	IX-20	2	1	1																						
<input type="checkbox"/> Geotechnical Report	X-8	1	1							1																
<input type="checkbox"/> Final Drainage Report	X-5.6	1	2									1														
<input type="checkbox"/> Stormwater Management Plan	X-14	1	2									1									1					
<input type="checkbox"/> Phase I and II Environmental Report	X-10.11	1	1																							
<input type="checkbox"/> 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.

PRE-APPLICATION CONFERENCE

Date: 9/14/94
Conference Attendance: M Drollinger, Phyllis D. Moore, Rene' Will-Romero
Proposal: 241 N 1st Str. - Budget Auto Sales/Rentals
Location: 241 N 1st Str.

Tax Parcel Number: 2945-143-13-001
Review Fee: \$110

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

Additional ROW required? No
Adjacent road improvements required? TBD
Area identified as a need in the Master Plan of Parks and Recreation? No
Parks and Open Space fees required? No
Recording fees required? No
Half street improvement fees required? TCP
Revocable Permit required? No
State Highway Access Permit required? Yes

Applicable Plans, Policies and Guidelines Zoning & Development Code

Located in identified floodplain? FIRM panel # No
Located in other geohazard area? No
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? No
Avigation Easement required? No

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, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, 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) with handwritten name and business name: BUDGET AUTO SALES & RENTALS

Signature(s) of Representative(s)

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Signature(s) of Petitioner(s) with handwritten name and business name: BUDGET AUTO SALES & RENTALS

Signature(s) of Representative(s) with handwritten name

GENERAL PROJECT REPORT

Location: 124 North First Street  
Grand Junction, Colorado  
(corners of First Street and Rood)

Lot approximately 50' x 120'

Owned by: Schiesswohl Oil Company  
123 South 6th Street  
Grand Junction, CO 81501

Leased by: Challenger, Inc. a Colorado corporation  
d/b/a Budget Auto Sales & Rentals  
505 East 200 South, #400  
Salt Lake City, UT 84102-2007

Term: One (1) year with three (3) year options

The proposed use is a Used Car Dealership and Auto Rentals in conjunction with existing rental business which is currently being operated at Walker Field Airport. The existing business has been owned and operated by the present owners and Petitioners since 12/90.

This project (Budget Auto Sales & Rentals) would rent vehicles to the general public when requested and also be in a position to sell their existing fleet. This type of business (car rental/sales) has been operating quite successfully in Grand Junction and other major cities for some time.

This building and area would be used generally for the purpose of displaying vehicles for sale.

Great lengths have been gone to with respect to the building, its mechanical operations and utilities to insure safety for our staff and customers. This building has been vacant for at least five years. Prior to the vacancy a used car dealership was being operated in this location. A car detail shop has also been run from the location.

There is ingress/egress both on First Street and Rood. These areas are curbed and paved.

Proposed hours of operation are noon to 8:00 p.m. Monday through Saturday.

Attached are pictures of the building as it exists today. We have accepted a bid from Shannon's Painting to begin work on approximately October 10, 1994, to repaint the entire exterior of the building. The building will be painted white. The overhang and curbing on the building will be painted bright blue.

Budget  
Rent a Car

Challenger, Inc.  
Executive Offices  
505 East  
200 South, #400  
Salt Lake City, UT  
Phone:  
801-359-0800  
Fax:  
801-531-7271

Aspen  
Sardy Field  
Aspen, CO  
81611  
Phone:  
303-925-2151

Glenwood Springs  
216 6th Street  
(Texaco)  
Glenwood Springs  
CO 81601  
Phone 303-945-8890

Grand Junction  
Walker Field  
Grand Junction, CO  
81506  
Phone:  
303-244-9155

Hayden  
P.O. Box 771560  
Steamboat Springs  
CO 80477  
Phone:  
303-879-3103

Steamboat Springs  
Adams Field  
Steamboat Springs  
CO 80477  
Phone:  
303-879-3103

An Independent  
Budget System  
Licensee

Attached is a sample of the carpet that will be placed in the office area of the building. A new ceiling has been installed in the office area and painted white.

We have contracted with Mr. John Abramson of Signs & Neon 245-2950 to prepare signage for the exiting sign poles. He is very well qualified and knowledgeable of sign ordinances. The sign will simply state:

Budget

=====  
Auto Sales & Rentals

All lettering to be in blue, the stripes in orange, the back ground white, the casing blue, and the poles blue. This will be very much line with the signs already existing in the area. City Market's sign is blue and white, and the Value Motel, directly beside City Market is orange and white.

All of the above-mentioned items when complete will certainly improve the area. As previously mentioned, this lot and building have been sitting vacant for approximately 5 years. The building is certainly unattractive in it's current state.

The public utilities will be placed in Budget's name. We feel no unusual demands will be placed on the utilities by our presence. With approximately 15 cars on the lot at any given time, and not being a service center, water will be used sparingly and grease and other sediments should not be an issue.

We have located the nearest fire hydgrant in the area. It is located on the southwest corner of 1st and Rood (Two Rivers Inn property), directly across the street.

Thank you for your consideration of this Proposed Use Plan.

BUDGET AUTO SALES & RENTALS

  
Phyllis D. Moore  
Dealer No. 8205.

Budget  
Rent a Car

Challenger, Inc.  
Executive Offices  
505 East  
200 South, #400  
Salt Lake City, UT  
Phone:  
801-359-0800  
Fax:  
801-531-7271

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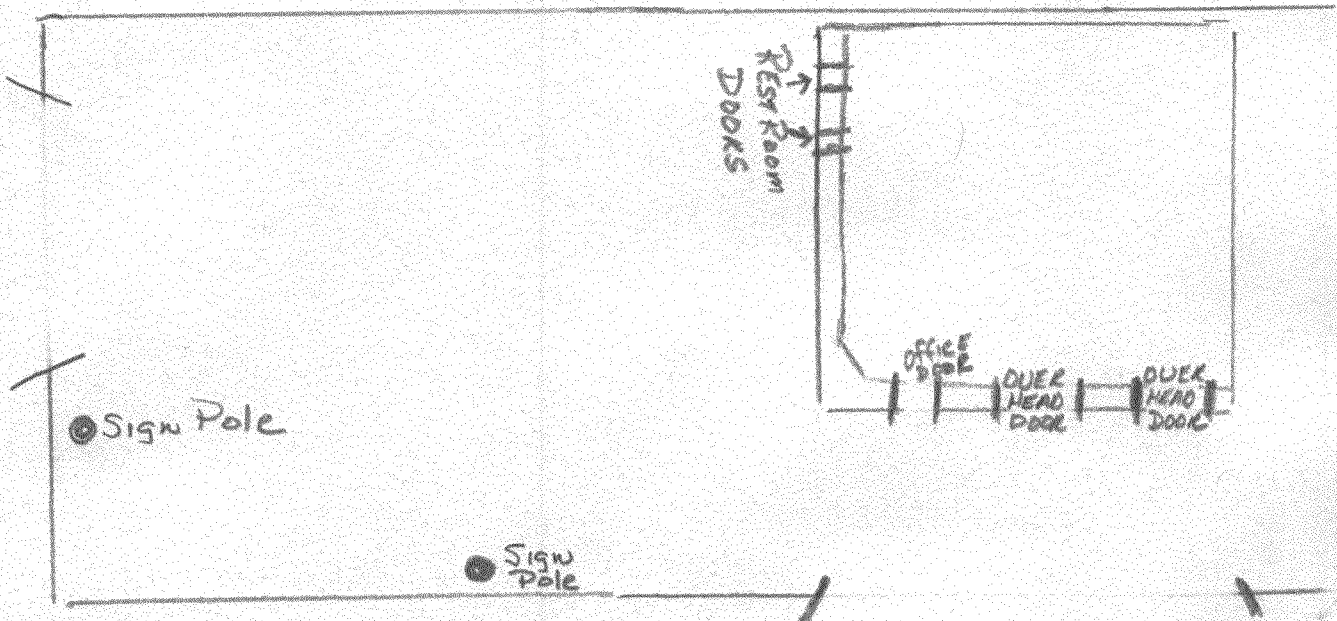
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FIRST

● FIRE  
Hydrant

Budget  
Rent a Car

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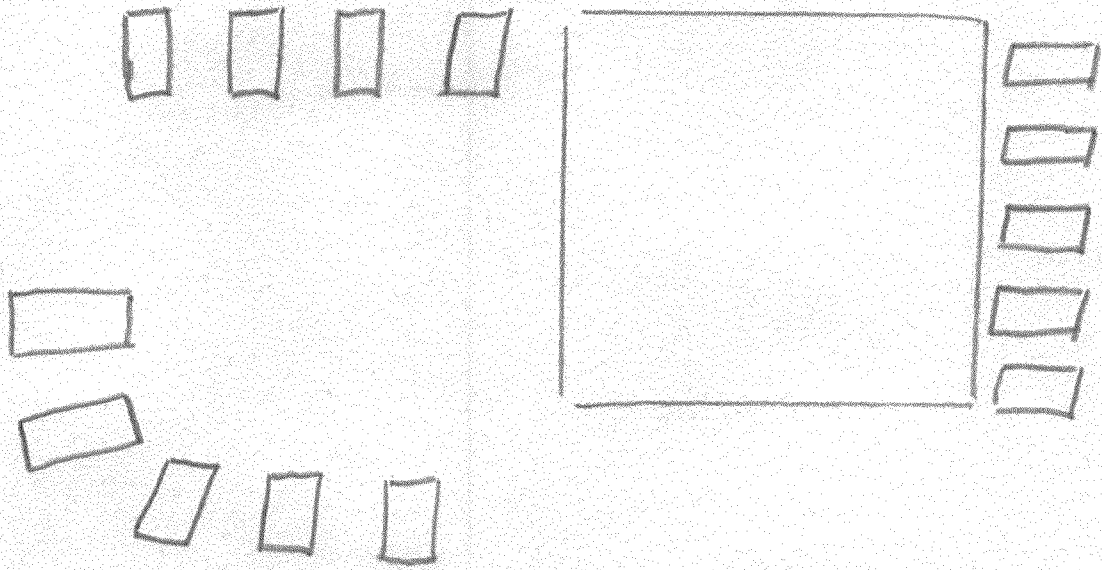
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EXACT PARKING CONFIGURATION  
WILL VARY BASED ON VEHICLE  
SIZES AND AVAILABILITY.

## STATE OF COLORADO

## MOTOR VEHICLE DEALER SERVICES

140 West Sixth Avenue, Room 108  
Denver CO 80204-5195  
(303) 572-5604

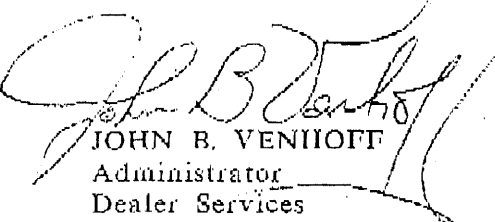


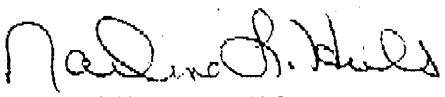
September 1, 1994

TO: Colorado County Clerks

This is to notify you that Challenger, Inc. DBA Budget Auto Sales & Rentals became a licensed used motor vehicle dealer in this State effective this date. Its dealer number is 8205. This licensee operates Budget Rent A Car facilities in Grand Junction, Aspen, Glenwood Springs, Hayden and Steamboat Springs. Prior to licensing as a dealer, the corporation was titling and registering their fleet in "Challenger, Inc.". With its licensing as a dealer, the corporation will start titling the vehicles in the dealer name; ie, Budget Auto Sales & Rentals.

The dealership is authorized to attach a copy of this letter to title applications containing ownership documents assigned to "Challenger, Inc." prior to the effective date of license issuance. Please process all title work under this authority.

  
JOHN B. VENHOFF  
Administrator  
Dealer Services

  
NADINE L. HULS  
Administrator  
Titles Section

cc: License File  
Titles Section

# REVIEW COMMENTS

Page 1 of 1

**FILE #** 162-94 **TITLE HEADING:** Site Plan Review  
Budget Auto Sales/Rentals

**LOCATION:** 124 N. 1st Street

**PETITIONER:** Phyllis Moore/Rene' Romer

**PETITIONER'S ADDRESS/TELEPHONE:** 2828 Walker Field Dr.  
Grand Junction, CO 81505  
244-9155

**PETITIONER'S REPRESENTATIVE:** Phyllis Moore/Rene' Romer

**STAFF REPRESENTATIVE:** Michael Drollinger

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**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.

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**MESA COUNTY BUILDING DEPARTMENT** 10/05/94  
**Bob Lee** 244-1656

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No change in use per the Uniform Building Code. Existing conditions of building are acceptable for proposed use.

**CITY FIRE DEPARTMENT** 10/05/94  
**Hank Masterson** 244-1414

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The Fire Department has no problems with this proposal.

**COMMUNITY DEVELOPMENT DEPARTMENT** 10/10/94  
**Michael Drollinger** 244-1439

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See attached comments

#162-94 COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS 10/10/94

1. Based on the concerns detailed below, a revised site plan drawing will be required that indicates site dimensions. The petitioner shall also indicate the display area (with dimensions) on the site plan.
2. Employee/customer parking shall be indicated on the site plan. City Code requires that parking be provided that is "equal in area to ten percent of the gross display area." The display area and required parking shall be calculated by the applicant and provided with the revised site plan.
3. The drawing provided which illustrates the arrangement of the car display on-site shows cars being displayed along the south side of the building. It appears that the display of vehicles on the south side will impede the access driveway and may infringe on the parking/property of the "Feed Lot" restaurant. The revised site plan drawing shall indicate the size of and access to this display area. No display or parking of cars is permitted in the alley.
4. The configuration of the cars displayed along 1st Street shall not infringe upon the public right-of-way. The sight triangle shall be indicated on the site plan. The petitioner shall consult with the City Development Engineer to determine the sight triangle dimensions.
5. The depth of the lot is required on the site plan to determine whether the display area on the north end of the lot will function. An aisle should be supplied such that vehicles can use the driveway to Rood Avenue.
6. The petitioner shall locate the proposed freestanding sign on the drawing. All old freestanding signs and/or poles should be removed.

**CHALLENGER, INC.**  
**d/b/a Budget Rent A Car of**  
**Aspen \* Steamboat Springs \* Hayden**  
**Grand Junction \* Glenwood Springs, Colorado**  
*\*An Independent Budget System Licensee*

Corporate Offices:  
505 East 200 South, Suite 400  
Salt Lake City, UT 84102-2007  
(801) 359-3900 \* fax (801) 531-7271

Phyllis D. Moore  
Vice President/GM

October 12, 1994

AGREEMENT

This Agreement entered into this 12<sup>th</sup> day of October, 1994, by and between The Feed Lot (hereinafter referred to as "Feed Lot") and Challenger, Inc. d/b/a Budget Auto Sales & Rentals (hereinafter referred to as "Budget") is specifically for the use of six (6) parking stalls for Budget's customers and/or employees.

Those six (6) stalls are designated as those which lie at the back entrance to the Feed Lot (north side) and are those nearest the property being leased by Budget more commonly know as 124 North First Street (south side).

For and in consideration of said use, Budget agrees to hand out Feed Lot coupons at it's locations both on First Street and the Airport. Budget will also recommend to it's customers the Feed Lot as a preferred dining establishment.

This Agreement shall remain in full force and effect for one (1) year. At said time, additional yearly options will be negotiated.

ACCEPTED AND AGREED TO BY:

THE FEED LOT

by: Terrri Hanna

CHALLENGER, INC. d/b/a  
BUDGET AUTO SALES & RENTALS

by: Phyllis D. Moore  
Vice President

NOT REQUIRED  
NO PARKING REQUIRED - IN DDA AREA