



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"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use			SE corner 5th & Pitkin	I-1	Rental car & sales
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
John Heidenreich Grand Junction Investment Co Name	ED Forbush LCS LLC Enterp-3e Leasing Co of Denver Name	Same as Leaser Name
3012 Poppy Street Address	5179 So Broadway Address	
Grand Junction, Co 81506 City/State/Zip	Englewood, Co 80150 City/State/Zip	
(303) 241-1576 Business Phone No.	(303) 347-3240 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] VP/6M 11/7/94
 Signature of Person Completing Application Date

[Signature] 11/9/94 *[Signature]* 11/9/94
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

SUBMITTAL CHECKLIST

SPECIAL USE

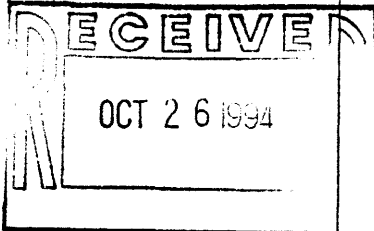
Location: SE corner 5th & Pitkin

Project Name: Enterprise Rental Car

ITEMS

DISTRIBUTION Used Car Sales

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
- Police
- Fire
- CDOT

TOTAL REQD.

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	Police	Fire	CDOT	TOTAL REQD.
● Application Fee \$270	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	
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	
● Site Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title - Title Ins Policy	VII-2	1												
● Appraisal of Raw Land	VII-1	1												
● Names and Addresses	VII-3	1												
● Legal Description	VII-2	1		1										
○ Deed	VII-1	1		1	1									
○ Easement	VII-2	1	1	1	1									
○ Avication Easement	VII-1	1			1	1								
○ ROW	VII-3	1	1	1	1									
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	
● Location Map	X-21	1												
● Vicinity Sketch / Site Plan	IX-33	1	1	1	1	1	1	1	1	1	1	1	1	
● CDOT Access Permit (5 th & Pitkin - if both accessed)														

8 1/2 x 11

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.

2945-143-39-006
DAWN D KARNES
445 PITKIN AVE
GRAND JUNCTION, CO 81501-2513

2945-143-39-007
ROCKY MOUNTAIN C-STORES INC
PO BOX 85
PARACHUTE, CO 81635-0085

2945-143-39-013
SHELLEY J LUFF
JOSEPH A
601 GLACIER DR
GRAND JUNCTION, CO 81503

2945-143-39-014
SCOTTY INVESTMENTS
405 PITKIN AVE
GRAND JUNCTION, CO 81501-2513

2945-143-39-015
CARMEN CHIODO
JOHN CHIODO ESTATE
442 SOUTH AVE
GRAND JUNCTION, CO 81501-2515

2945-143-39-019
DON LEE FLANNERY
CHESTER H FLANNERY
PO BOX 1261
GRAND JUNCTION, CO 81502-1261

2945-143-39-022
WILLIAM L SHUMAN
FREDA
405 PITKIN AVE
GRAND JUNCTION, CO 81501

2945-143-43-941
CITY OF GRAND JUNCTION
250 N 5TH ST
GRAND JUNCTION, CO 81501-2628

2945-143-44-006
THOMAS G LITTON
A K
PO BOX 1356
GRAND JUNCTION, CO 81502-1356

2945-143-40-013
BARRY D SMITH
6610 S DEXTER ST
LITTLETON, CO 80121-3223

2945-143-40-938
MESA COUNTY

GRAND JUNCTION, CO 81501

2945-143-40-009
SCHIESSWOHL OIL COMPANY
570 HALL AVE
GRAND JUNCTION, CO 81501-2138

2945-143-40-002
JACK R CRAWFORD
JILL AGUILERA
167 S 17TH ST
GRAND JUNCTION, CO 81501-4673

2945-143-40-004
DONALD M JENSEN
DOROTHY E
2881 D RD
GRAND JUNCTION, CO 81501-4742

2945-143-40-012
VERNON L LEHR
529 NORMANDY WAY
GRAND JUNCTION, CO 81501-5026

2945-143-40-003
PAUL N NAMER
JOANN M
529 PITKIN AVE
GRAND JUNCTION, CO 81501-7711

2945-143-40-005
DONALD M JENSEN
DOROTHY E
535 PITKIN AVE
GRAND JUNCTION, CO 81501-7711

2945-143-40-958
LIGHTHOUSE GOSPEL MINISTRIES
PO BOX 346
GRAND JUNCTION, CO 81502-0346

2945-143-40-939
MESA COUNTY

GRAND JUNCTION, CO 81506

2945-143-40-008
JOHN C HEIDEMAN
GLENDA JEAN
3012 POPPY ST
GRAND JUNCTION, CO 81506-4146

2945-143-40-010
JOHN C HEIDEMAN
GLENDA JEAN
3012 POPPY ST
GRAND JUNCTION, CO 81506-4146

2945-143-40-011
JOHN C HEIDEMAN
GLENDA JEAN
3012 POPPY ST
GRAND JUNCTION, CO 81506-4146

2945-143-33-945
CITY OF GRAND JUNCTION
- WHITMAN PARK -

GRAND JUNCTION, CO 81501

2945-143-44-003
THOMAS G LITTON
A K
PO BOX 1356
GRAND JUNCTION, CO 81502-1356

2945-143-44-004
THOMAS G LITTON
A K
PO BOX 1356
GRAND JUNCTION, CO 81502-1356

2945-143-44-005
THOMAS G LITTON
A K
PO BOX 1356
GRAND JUNCTION, CO 81502-1356

2945-143-44-007
THOMAS G LITTON
A K
PO BOX 1356
GRAND JUNCTION, CO 81502-1356

2945-143-32-012
CLAIRES AUTO SERVICE COMPANY
524 PITKIN AVE
GRAND JUNCTION, CO 81501-7712

2945-143-32-007
ROBERT L COONEY
ETAL
380 HIDDEN VALLEY CIR
GRAND JUNCTION, CO 81503

2945-143-32-019
J NEIL BRATTON
+ MARY LOU
415 W MAYFIELD DR
GRAND JUNCTION, CO 81503-1521

2945-143-32-017
BURKE FAMILY INVESTMENT CLUB
PO BOX 5845
DENVER, CO 80217-5845

2945-143-32-018
DIRECT SALES TIRE COMPANY
4705 PARIS ST
DENVER, CO 80239-2803



Group Headquarters

November 4, 1994

Kristen K. Ashbeck, AICP
Associate Planner
City of Grand Junction
250 North Fifth Street
Grand Junction, Co 81501

Dear Kristen,

As you and Brad Hodack have discussed, we are requesting a use approval for the site located at the south east corner of Fifth Street and Pitkin Avenue. We will be locating our first Western Slope Enterprise Rent-A-Car facility at this location. Our primary business is for those customers who need to rent a vehicle because of an accident or are having their vehicle serviced or repair work done at a dealership or auto body repair shop. Our main focus is customer service and in doing this, the majority of our customers either have the vehicle delivered to them or we pick them up at home, office, dealerships or body shops.

We have no plans at this point on doing any modifications to the site itself. We will be using the two existing curb cuts, one on Pitkin and the other on 5th Street. As Brad Hodack has discussed with Charles Dunn of the Colorado Department of Transportation and he indicated that an access permit will not be required by us for this site. We will be doing some remodeling on the inside of the existing building, and will require the contractor we select to obtain all required permits.

We believe that our Rent-A-Car facility will generate no more traffic than that of the current tenant which is the Republican Head Quarters office for the Western Slope.

We are anxiously awaiting your approval and equally excited about opening our Rent-A-Car facility in Grand Junction. If I can be of any further assistance please do not hesitate to call me at (303)347-3240 or Brad Hodack at (303)759-1110 Ext.156.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Edwin Forbush'.

Edwin Forbush
Vice President/General Manager

CC: Brad Hodack

epcogrj1.doc

REVIEW COMMENTS

Page 1 of 1

FILE # 199-94

TITLE HEADING: **Special Use Permit**
Rental Car & Used Car Sales

LOCATION: SE corner 5th and Pitkin Avenue

PETITIONER: John Heideman

PETITIONER'S ADDRESS/TELEPHONE: 3012 Poppy Street
Grand Junction, CO 81506
241-1976

PETITIONER'S REPRESENTATIVE: John Heideman

STAFF REPRESENTATIVE: Kristen Ashbeck

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

CITY PARKS & RECREATION DEPT.
Don Hobbs

11/29/94
244-1542

Based upon \$68,000 appraisal X 5% = \$3,400 due in open space fees.

CITY UTILITY ENGINEER
Bill Cheney

11/28/94
244-1590

Check to insure all sewer and water fees have been paid. A sewer clearance will be required prior to the issuance of a building permit. Re-orient the drawing to show on SE corner of intersection instead of NW corner.

CITY DEVELOPMENT ENGINEER
Jody Kliska

11/30/94
244-1591

Transportation Capacity Payment is \$518.40 based on Office use.

The City is interested in acquiring right-of-way to construct a future right turn lane on 5th St. Approximately a strip 12' wide by 95' long will be required and our initial estimate of the cost is approximately \$5,000.

COMMUNITY DEVELOPMENT DEPT.
Kristen Ashbeck

11/30/94
244-1437

Payment of open space fees in the amount of \$3,400 is required prior to issuing a planning clearance for a building permit. If none of the parking spaces are intended to be used for display of used vehicles for sale, then there is no landscap requirement.

December 12, 1994



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Mr. John Heideman
Quaranta Investment Company
3012 Poppy Street
Grand Junction, CO 81506

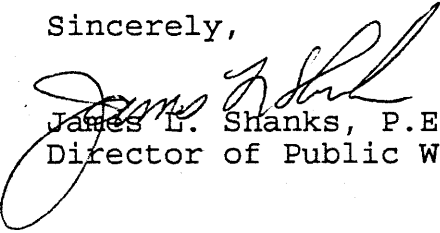
Re: TCP for 406 South 5th Street

Dear Mr. Heideman:

I have reviewed your letter appealing the City's requirement for a \$518.40 Transportation Capacity Payment (TCP) for the Special Use Permit for Enterprise Rent-A-Car at 406 South 5th Street.

The TCP is required for new development and changes of use that generate additional traffic. The TCP ordinance does not place any time limits on previous uses, therefore the proposed use is compared to the original use as a convenience store. Since the Rent-A-Car use produces less traffic than the convenience store, a TCP will not be required.

Sincerely,


James L. Shanks, P.E.
Director of Public Works & Utilities

xc: Jody Kliska ✓
Larry Timm ✓
Kristen Ashbeck

Quaranta Investment Company
3012 Poppy Street
Grand Junction, CO 81506

12-9-94

Mr Jim Shanks, Director
Public Works Department
City of Grand Junction

Dear Mr. Shanks,

With this letter I would like to formally protest and appeal Jody Kliska's assessment fee of \$518.40 for Transportation Capacity Payment for the Special Use Permit for Enterprise Rent-A-Car at 406 South Fifth Street.

We purchased the building from the FDIC on September 13, 1990. We participated in the UMTRA project to remove uranium mill tailings from the property from January to May 1991. We signed a five-year lease (first and last page attached) with Mr. Jim Schrammel on January 31, 1993. He planned to develop a convenience/food store on the sight but was undercapitalized and vacated the premises in May 1993.

Since the building was vacant we contracted with Enviro 25 and Sorter Construction Company to remove the abandoned underground storage tanks, piping and remove contaminated soil. The project started in August 1993 and finished in May 1994.

We leased the building for campaign offices to the Friends of Scott McInnis (re-election campaign committee) and the Mesa County Republican Party starting July 5, 1994. They vacated the property November 15, 1994. We currently have a lease with Enterprise-Rent-A-Car. They hope to begin remodeling immediately and move in as soon as possible.

I feel that your department's Transportation Capacity Payment assessment is wrong. In the first place the proposed use will generate less traffic than the original use of a convenience store or the traffic generated from the election campaign headquarters. Secondly the property has been occupied during the last 3 years, by Mr. Schrammel, by the environmental clean up crews and by the Republicans.

Sincerely yours,

John Heideman



December 16, 1994

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Mr. Brad Hodack
Enterprise Rent-a-Car
P.O. Box 1407
5179 S. Broadway
Englewood, Colorado 80150

RE: Special Use Permit for 406 S. 5th Street

Dear Mr. Hodack,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Special Use permit to operate the Enterprise Rent-a-Car establishment in the existing structure at 406 S. 5th Street (tax schedule no. 2945-143-40-001). The permit is subject to the petitioner meeting all requirements of the building department (if a permit is required for interior remodel). A Planning Clearance must be obtained from the Community Development Department prior to issuance of a building permit.

Please call if you have any questions regarding this Special Use Permit.

Sincerely,

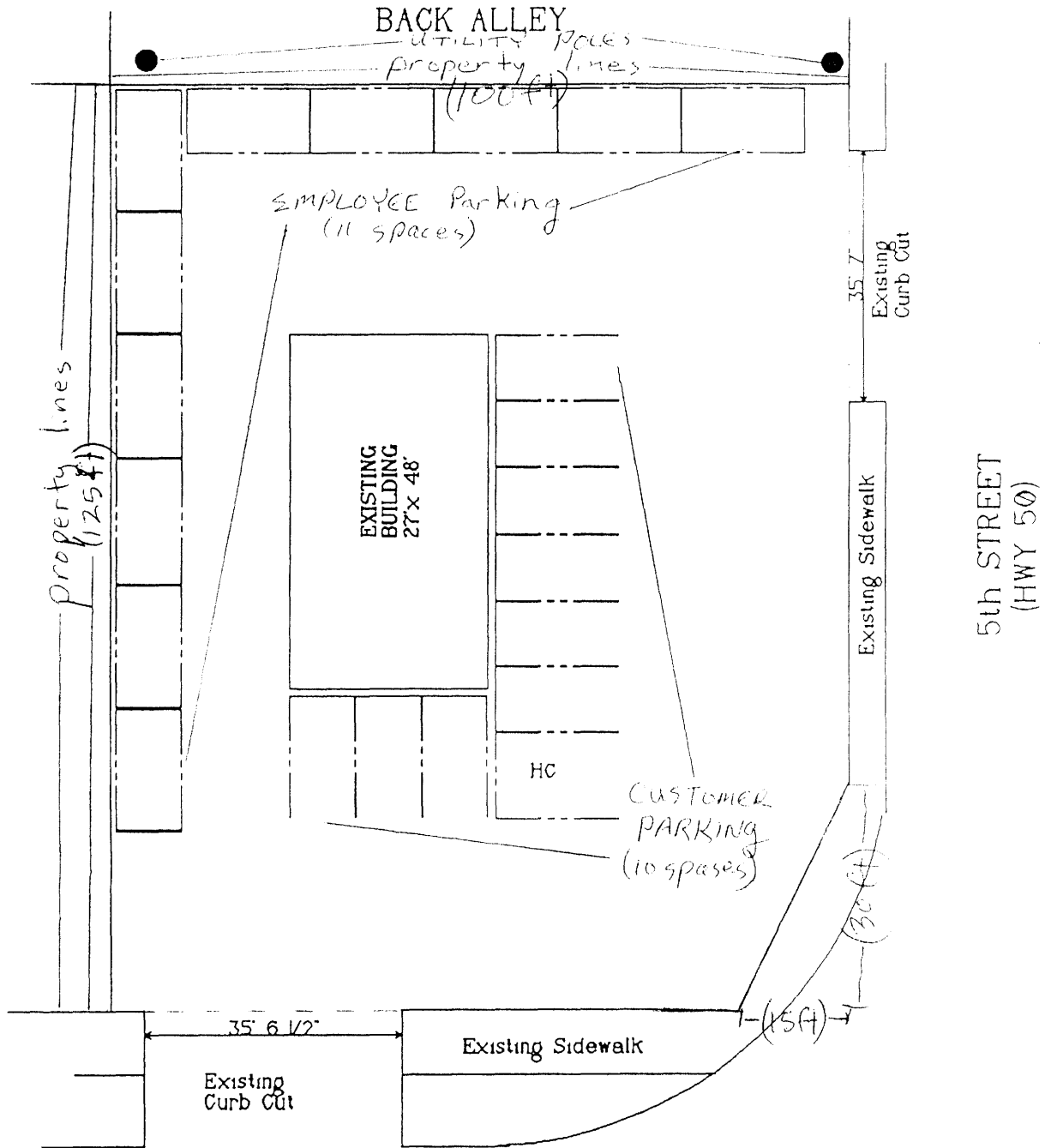
A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner

c: Dr. John Heideman

PROPOSED
ENTERPRISE RENT-A-CAR
DAILY RENTAL BRANCH
SE CORNER PITKIN & 5th St.

OCTOBER 31, 1994



PITKIN AVE.

FLUSH VERTICAL SIGNAGE
(Mansard Roof)
As Per Sign Code Guidelines