



Richard Hecker  
Manager - Maintenance Dept.



December 16, 1994

Ed Chamberlin  
Chamberlin Architects, PC  
437 Main Street  
Grand Junction, CO 81501-2511

CHAMBERLIN  
DEC 19 1994  
ARCHITECTS P.C.

Dear Ed:

As per our conversation of December 13, 1994, I am requesting that an irrigation system not be installed for new trees that will be placed in the new parking area at our Main Post Office. My reasoning is based upon the appearance of the existing trees, planted 10 years ago without irrigation; they are extremely well maintained, and are being watered by hand by U. S. Postal Service personnel.

Casually glancing around the neighborhood, noting the same type of trees on adjacent business properties, will attest to the fact that the U. S. Postal Service does an excellent job of maintaining it's own trees. We have, in my opinion, the nicest looking trees in the area.

An irrigation system will be costly; and as mentioned, is not necessary to maintaining the new trees.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink that appears to read "Rich".

Rich Hecker  
Manager Maintenance

RLH/zac

241 N. 4th Street  
Grand Junction, CO 81501-9993  
303-244-3420  
FAX 303-244-3499

#19-95 misc



January 23, 1995

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

Steve Newsom  
Chamberlin Architects  
437 Main Street  
Grand Junction, CO 81501

RE: Post Office Parking

Dear Steve,

I have reviewed the revised Post Office Parking Plans for 4th and White Street and offer the following comments on these plans.

**Irrigation System for Street Trees**

The pressurized irrigation system for trees in the right-of-way is required by the City Parks Department and the City Zoning and Development Code. If the Post Office does not provide the necessary irrigation, the Community Development staff will recommend denial of this project. Please contact Kathy Portner, Planning Supervisor, at 244-1446 to discuss this matter and any options you may have, more fully.

**Paving**

The requirement for concrete paving in the right-of-way is 6" Portland Cement Concrete Pavement on 8" of scarified and recompacted subgrade. I have attached a drawing labeled Private Street Standards which is essentially the same as our alley pavement requirement and details all of our requirements for this type of paving.

**Parking Meters**

New posts for parking meters must be supplied by the contractor. The city will supply the meter heads and requires a three week notification time to assemble the meter heads.

**Other**

Improvements in the right-of-way require an Improvements Agreement. The Improvements Agreement details the costs of the improvements and guarantees the improvements will be completed. I have enclosed a sample copy of the Improvements Agreement for your information.

A permit for the construction and installation of facilities in public right of way is required and must be obtained by the contractor performing the work. All concrete work must be done by a City licensed concrete contractor.

It occurs to me as I review the technical aspects of this parking that no mention has been made of the economic feasibility of these improvements and whether the addition of three spaces, at the expense of removing seven mature trees, is warranted. Has the Post Office considered other options, such as providing customer parking on site? Has anyone documented the parking turnover rates and availability of within a reasonable distance of the Post Office? I would be happy to meet with you and explore other options.

Sincerely,



Jody Kliska, P.E.  
City Development Engineer

cc: Kathy Portner  
Don Hobbs  
enclosures

1995- Muc.



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

February 15, 1995

Roger Poulson  
Faris Machinery Company  
5770 East 77th Avenue  
Commerce City, CO 80022-1099

Dear Mr. Poulson:

This is in follow-up to our discussion about use of the property at 2896 I-70B in Grand Junction, Colorado. The property is zoned I-1 (light industrial) and contains a building and fenced storage yard occupied by Lucas Industrial Repair. Your proposal for the storage of rental construction equipment in the fenced yard east of the building is allowed in the zone and would not require any additional review by our office. As we discussed, any additional signage on the site must meet the requirements of the Grand Junction Zoning and Development Code and requires a sign permit.

If you have any other questions you can call me at 244-1446. Thank you.

Sincerely,

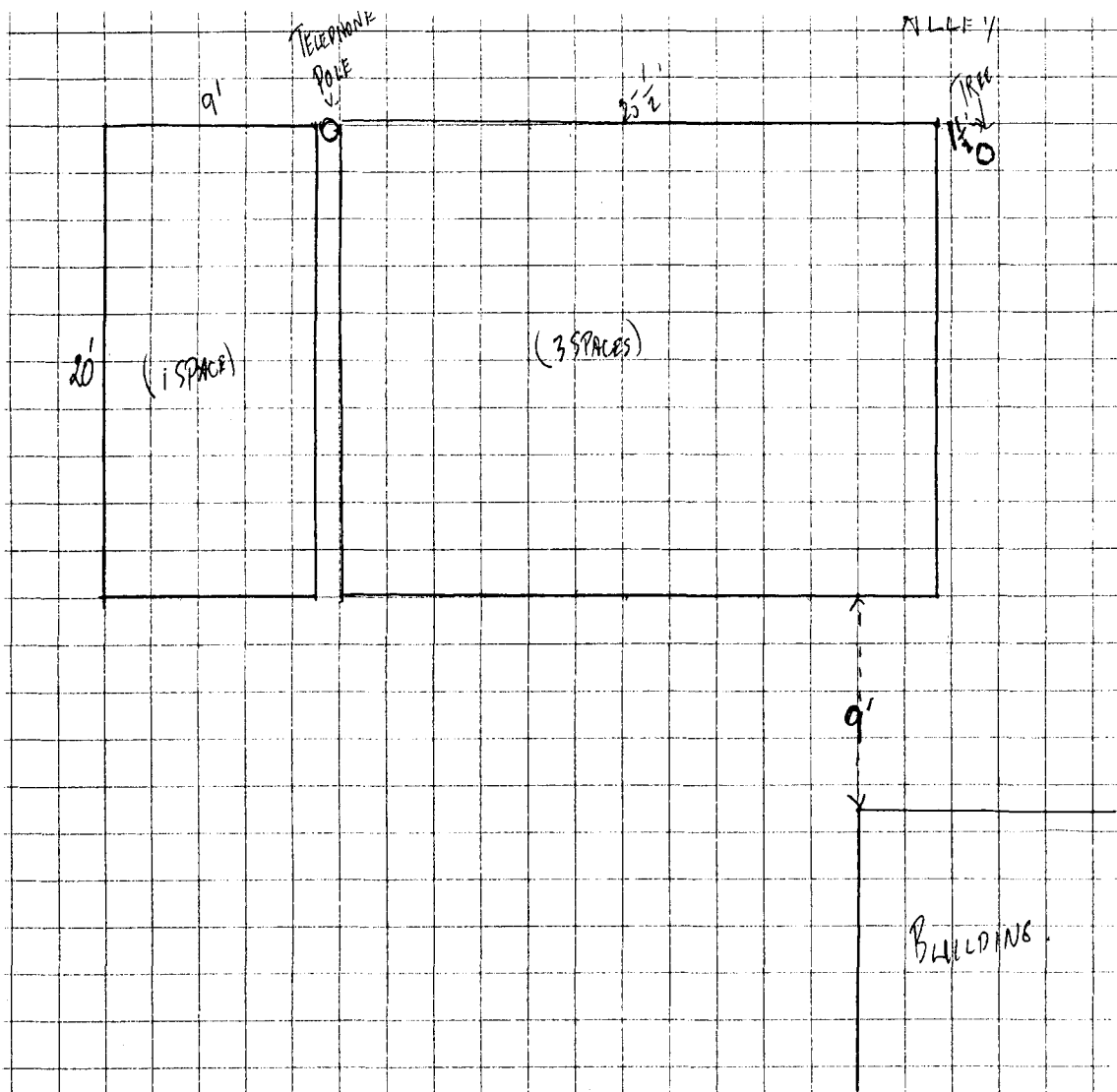
Katherine M. Portner  
Planning Supervisor

ROGER  
PH  
FAX:

FARIS  
**FM**  
MACHINERY  
COMPANY



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1821-1827 Garrison  
 approved plan for off-street parking

GARRISON

SCALE  
 1 SPACE = 2'

ACCEPTED FOR RECORD  
 DEPT. OF PUBLIC WORKS  
 LOCATED AND RECORDED

file in "Miscellaneous"  
 file for 1995



*file in 1995 Misc.*

Grand Junction Co  
Planning • Zoning •  
250 North Fifth Str  
Grand Junction, Co  
(303) 244-1430 FA

March 7, 1995

Larry Filener  
Coldwell Banker Home Owners Realty, Inc.  
2499 Highway 6 & 50  
P.O. Box 3117  
Grand Junction, CO 81502

RE: 2724 Highway 50

Dear Mr. Filener:

We have evaluated your proposal to locate Curtis Engineering at 2499 Highway 6 & 50, currently occupied by B.F.I. As you know, the property is zoned H.O. (Highway Oriented). B.F.I., as it exists, is a non-conforming use in the H.O. zone. The use is allowed to continue as long as the use is not discontinued for more than a year. Expansion is also limited by section 4-9-2 of the Zoning and Development Code.

Our review of the proposed Curtis Engineering at this site was to determine if the use is substantially similar to the B.F.I. use to continue the non-conforming status. As described B.F.I. consists of a trash disposal business, including offices, truck parking, truck repair, truck fueling, rolloff container storage and repair, trash bin storage and repair, portable toilet storage and repair. The proposed Curtis Engineering and future tenants will consist of contracting businesses including offices, truck parking, fueling and repair, pipe and building material storage, and pipe fabrication (pipe welding and threading).

The City finds the proposed use is substantially similar to the B.F.I. use and will be allowed at the site with the following conditions:

1. The uses will be restricted to those listed above.
2. Repair, storage and fabrication will be limited to support functions for the businesses located on site. Wholesale or retail sales of the fabricated materials directly from the site is not allowed. Fabricated materials must be for the use of the contracting businesses located on site.
3. All outdoor storage areas must be screened as per section 5-1-2 of the Zoning and Development Code.
4. Continuance and/or expansion of the non-conforming use shall be governed by section 4-9 of the Zoning and Development Code.
5. All other relevant sections of the Zoning and Development Code shall apply.



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PROPOSED CHANGE OF OWNER AND TENANT  
2724 Hwy 50 Grand Junction, CO 81503

Existing: B.F.I.-Trash disposal business including offices, truck parking, truck repair, truck fueling, rolloff container storage and repair, trash bin storage and repair, portable toilet storage and repair. Hours of business are: Office 6:00 AM - 5:00 PM, Shop 7:00 A.M. - 8:30 PM. Parking and storage areas as needed 24 Hrs.

Proposed: Curtis Engineering/future tenants- contracting business including offices, truck parking, fueling and repair, pipe and building material storage, pipe fabrication, [pipe threading and welding]. Hours of business are: offices 6:00 AM - 6:00 PM, shop 7:00 AM - 6:00 PM. Parking and storage areas as needed 24 Hrs. There would be one major tenant with 1 or 2 other tenants leasing primarily office space.

Supporting Facts: The proposed use of property is much the same as it has been in the past. The difficult access of this property off Hwy 50 makes it less than desirable for any type of public-oriented business. The proposed business would not be using the shop as late - this should be a positive to area residents. The City of Grand Junction will be best served by this proposal due to the following:

- 1) It is in the best interest of Grand Junction to accommodate B.F.I.'s move to another location inside city limits, including B.F.I.'s adding recycling capability.
- 2) It is in the best interest of Grand Junction to encourage proposed tenants to locate in Grand Junction. These businesses would serve a much greater area than just Grand Junction city limits, bringing payroll, additional tax revenues and helping to establish Grand Junction as a regional center for commerce. By encouraging multi-offices facilities, Grand Junction would be diversifying it's business base, reducing the impact of any one business on the area.

We believe that this proposal is a valid one, fitting into the realities that exist regarding this location and the historical past use of this property.

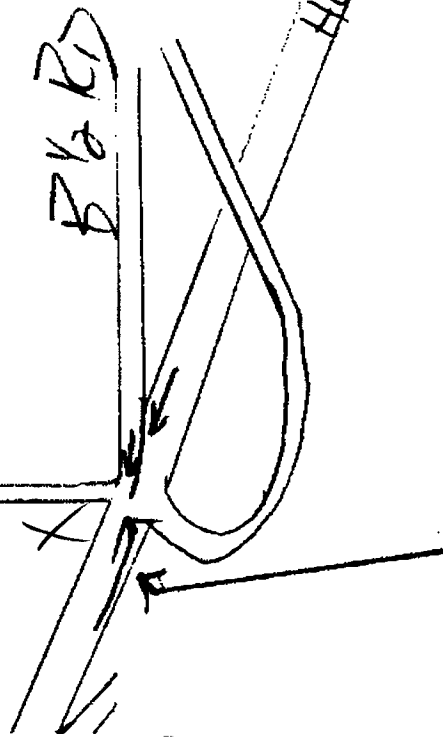
Sincerely,

Don Curtis

Merv Einspar



FISHER AV



No Access West Bound

Hwy 50

Access EAST Bound 15

Access West Bound 50 + 8 1/2 RD.

*file in #19-95  
(MISC. #11995)*



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

January 24, 1995

Mr. James D. Landis and Ms. Sharon A Landis  
2817 Elm Avenue  
Grand Junction, CO 81501

Dear Mr. and Ms. Landis:

This is in follow-up to our discussion about properties located at 2817 Elm Avenue. Parcel #1 (2943-073-00-080) fronts on Elm Avenue and has an existing house on it. Parcel #2 (2943-073-00-081), south of parcel #1, has no frontage on Elm Avenue and is undeveloped. A 15' access easement has been granted along the west property line of parcel #1 to provide access to parcel #2 (as recorded in Book 2109, Page 388, Mesa County Clerk and Recorder). Both properties are zoned RSF-8 which requires a minimum street frontage of 15'. Since the creation of parcel #2 probably predates the current requirements of the Zoning and Development Code, the City will allow one single family home to be built on parcel #2 with the provision of the 15' access easement.

If you have any questions you can call me at 244-1446.

Sincerely,

*Katherine M. Portner*  
Katherine M. Portner  
Planning Supervisor

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 Convention Coverage  
 Product Demonstrators  
 CAD Cam Operators  
 Engineers, Technicians  
 Draftsmen

*Sharon Landis 242-9277*  
*Tammy Martin*  
*248-4622*

## PAYROLLING

## EMPLOYEE TESTING & TRAINING

Job Testing & Screening  
 Customized Employee Testing  
 Computerized Testing & Training

*2943-073-00-080*  
*081*

## FULL TIME PLACEMENT

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 Dictaphone Transcription  
 Resume Service  
 Convention Coverage  
 Notary Public  
 Editing, Grammar Correction  
 Invoicing  
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*KSF-8*

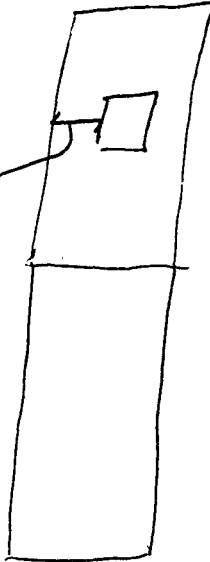
## PHOTOSTATIC COPY SERVICE

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 Address Labels

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 Mailer Design and Layout

*17' setback*



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#19-95

# QUIT CLAIM DEED

1700168 01:54 PM 11/04/9  
MONIKA TODD CLK&REC MESA COUNTY C  
DGC NO FE

The below-named GRANTOR hereby sells and quit claims to the below-named GRANTEE whatever interest GRANTOR may have in the real property described below with all its appurtenances.

The specific terms of this conveyance are:

**GRANTOR:** James D. Landis and Sharon A. Landis

**GRANTEE:** James D. Landis and Sharon A. Landis  
2817 Elm Avenue  
Grand Junction, CO 81501

**FORM OF CO-OWNERSHIP:** In joint tenancy

**TAX SCHEDULE NUMBER:**

**PROPERTY DESCRIPTION:**

An easement 15 feet in width running South from Elm Avenue along the Eastern boundary of the parcel described as: the North half of the West 60 feet of the East 140 feet of the West 256 feet of the North half of the NE1/4 of the SW1/4 of the SW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, CO (2817 Elm Avenue, Grand Junction, CO 81501).

FOR INGRESS AND EGRESS, for the use and benefit of, and BECOMING APPURTENANT TO the parcel described as:

The South half of the West 60 feet of the East 140 feet of the West 256 feet of the North half of the NE1/4 of the SW1/4 of the SW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, CO (2817 Elm Avenue, Grand Junction, CO 81501).

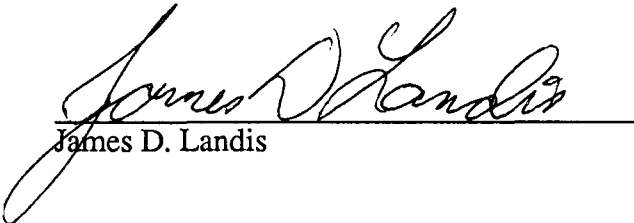
**PROPERTY ADDRESS:** 2817 Elm Avenue, Grand Junction, Colorado.

**RESERVATIONS-RESTRICTIONS:** NONE

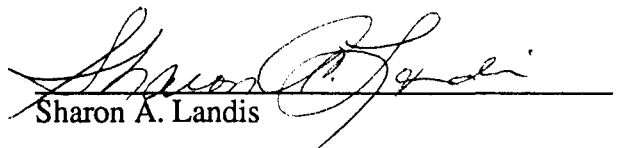
**CONSIDERATION:**

Executed on \_\_\_\_\_, 1994.

**GRANTOR:**

  
James D. Landis

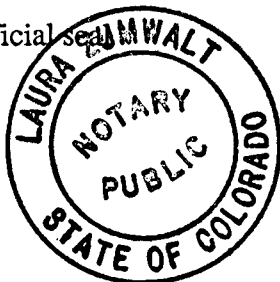
**GRANTOR:**

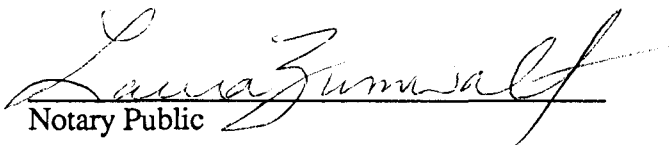
  
Sharon A. Landis

STATE OF COLORADO     )  
                                  ) ss.  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of NOVEMBER, 1994, by James D. Landis and Sharon A. Landis.

WITNESS my hand and official seal  
My commission expires:



  
Notary Public