

Table of Contents

File CUP-1996-097

Name: Bonner Supply – 2365 River Road – Conditional Use Permit

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>
---------------------------------	---------------------------------	--

X	X	Table of Contents
		*Review Sheet Summary
		*Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Review Comments
		*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Planning Commission Minute – 5/14/96, 6/11/96 - **			
X	X	Correspondence			
X		Proceedings of the Board of County Commissioners – C108-811 - 1/29/83			
X		E-mails			
X		Mesa County Short Report – 4/12/96			
X		Property Profile – Meridian Land Title Inc.			
X	X	Grayscales of Property			
X		C-108-81 – Revised Final Plan of Air Sep Subdivision– Mesa County – Bk 20 / Pg 290			
X	X	Air Sep Subdivision Plat			
X	X	Site Plan – to be scanned			

Agenda is incorrect CUP not for salvage operation

STAFF REVIEW

FILE: CUP-96-97
DATE: June 11, 1996
STAFF: Mike Pelletier
REQUEST: Staff requests that Planning Commission approve the Conditional Use Permit for Pipe Supply with Metal Recycling as an Accessory Use in a Light Industrial (I-1) zone.
APPLICANT: Bonner Supply Company

Metal/Stone/Monument Works and

EXISTING LAND USE: Steel pipe, structural steel, machinery supply, and recycling of scrap metal.

PROPOSED LAND USE: Same

USE ZONE MATRIX CLASSIFICATION: Metal/Stone/Monument Works (requires CUP in I-1 zone with pending text amendment); also Industry - Unlimited, Pipe Storage (requires SUP in I-1 zone, however this requirement is being included in this CUP).

TAX PARCELS: 2945-054-00-040, 2945-054-00-042, 2945-054-00-064

SURROUNDING LAND USE:

NORTH: River Road, Railroad Tracks, Hwy 6 & 50
SOUTH: Vacant
WEST: Elam Construction - Gravel Storage, Crusher, & Asphalt Plant
EAST: River Road Truck & Equipment

EXISTING COUNTY ZONING: Planned Industrial (PI) with a conditional use permit granted for steel, pipe, and machinery supply yard.

PROPOSED CITY ZONING: Light Industrial (I-1) with a conditional use permit for pipe supply with metal recycling as an accessory use.

SURROUNDING ZONING:

NORTH: Right-of-Way, C-2 (City)
SOUTH: Planned Industrial (County)
EAST: Industrial (County)
WEST: AFT (County)

STAFF ANALYSIS:

The following history of the parcels in question is based on available County files. When Emmet Bonner purchased the property, it was being used as a junkyard. Lou Young and Mr. Bonner received approval from the County in 1981 to operate a manufacture plant (Air-Sep) for making oxygen-nitrogen from oil. They received a Planned Industrial zone as part of the approval.

Due to economic changes in the marketplace, the Air-Sep facility was never built. However, he did begin operating a business which provides steel, pipe, and machinery to area businesses. After realizing that he needed County approval to operate such a business he applied in 1983 for a revised plan to make his business legal.

The County Planning Commission denied his revised plan and recommended to the County Commissioners that they consider a Conditional Use Permit for a salvage yard to last eighteen months. The County Commissioners approved the revised plan on November 29, 1983 subject to the following Staff recommendations:

1. Right-of-way as shown on the approved final plat should be deeded to the County.
2. Curb cuts should be limited to ~~those approved on the final plat~~ *existing curb cut*
3. A landscaping ~~bar~~ should be developed on the River Road street frontage.
- Existing* 4. The ~~driveway~~ alignment and building footprint should ~~meet the approved design in the final plat and plan.~~ *is allowed.*
5. Improving driveways and 23-5/8 Road to recommended standard set by the County Engineer.
6. Improve site drainage.
7. Record approved final plat and plan.

While the final plan was recorded on April 24, 1985 (reception # 1388603) the final plat was never recorded. Based on a review of the final plan and an aerial photograph (flown 3/21/94) the site does not conform to conditions 3, 4, 5, and 7. It is not known whether the other conditions have been met.

The site does not meet the approved site plan and therefore should be considered non-conforming with regards to the site plan. However, the use is conforming.

RECOMMENDATIONS:

Approve a conditional use permit for pipe supply and metal recycling as an accessory use subject to the County conditions in file #C108-81 and stated above. The Conditional Use Permit is being adopted for all purposes of the County approved revised plan for the planned industrial zone. All references made for various review, approval and/or enforcement action by Mesa County Departments shall be reviewed, approved and/or enforced by corresponding City of Grand Junction Departments where

applicable. This item was continued from the May 14, 1996 Planning Commission meeting.

PLANNING COMMISSION MOTIONS:

Mr. Chairman, on item #CUP-96-97, the Conditional Use Permit for pipe supply with metal recycling as an accessory use in a Light Industrial (I-1) zone at 2365 River Road, I move that we approve this as per Staff recommendations.

Metal/Stone/Maintenance Works

June 12, 1996



Emmett and Helen Bonner
2267 Tanglewood Road
Grand Junction, CO 81503-1262

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Dear Mr. and Mrs. Bonner:

This letter will summarize the Planning Commission's decision on June 11, 1996 regarding your property at 2365 River Road. The current use of the property requires a Conditional Use Permit (CUP) in the proposed Light Industrial (I-1) zone. A CUP was granted by the Planning Commission for metal/stone/monument works, pipe supply, and metal recycling as an accessory use with the following conditions:

1. Right-of-way as shown on the approved final plat should be deeded to the City.
2. Curb cuts on River Road be limited to the existing curb cut.
3. Landscaping should be maintained on the River Road frontage.
4. Existing driveway alignment and building footprint is allowed.
5. Record the final plat and plan.

Recording the final plat was a Mesa County condition of approval and is also a condition of approval by the City Planning Commission as part of the CUP. According to County records, the County Surveyor approved the final plat on September 30, 1982 and the plat was released for recording on January 3, 1984. At that time the plat should have been recorded but there is no record that this occurred. Please advise us in writing and provide evidence if the plat was recorded. As discussed at Planning Commission meeting on the 11th, the final plan was recorded for your property. Therefore that requirement has been completed.

To meet the CUP conditions and to bring your operation into full compliance, please submit to our office within 60 days, a plat meeting applicable survey and engineering standards. If you find that a plat has already been recorded please submit a copy for our review and file.

We want to encourage you to record the final plat. Not only will compliance with this condition help to make your operation conforming, but also it could help resolve issues with regard to the property to your West.

If you have any questions, give me a call at 244-1451.

Sincerely,

A handwritten signature in cursive script that reads "Mike Pelletier".

Mike Pelletier
Associate Planner



CITY OF GRAND JUNCTION
Code Enforcement Division
2549 River Road ~ Grand Junction, CO 81501
(970) 244-1593 ~ FAX (970) 256-4114

August 22, 2002

Emmett Bonner
Bonner Supply Co.
2365 River Road
Grand Junction CO 81503

Dear Mr. Bonner:

I have discussed your business use with Community Development staff and my supervisor, Ivy Williams. The Conditional Use Permit for your business (CUP-1996-197) approved use of parcels 2945-054-00-064, 042 and 040. Parcels 2945-054-00-065 and 043 were not included in the Permit.

Use of the parcels that were not included in the Permit represents an expansion of your business and requires review and approval by Community Development. Please call that office at 244-1430 or go to the office at City Hall, 250 N. 5th St., during business hours Mon.-Fri. You will need to talk to the planner who is serving customers at the counter for that day to determine what type of review you will need for the expansion. At that time you should schedule a meeting with a planner for processing the review.

Please do this by September 9, 2002. It is important that you do this as after that date I would be required to issue a formal violation notice to you. Please call me at 256-4103 if you have any questions. Your cooperation is appreciated.

Sincerely


Nina McNally
Code Enforcement Officer

c. Planning Technicians

Pat

2564031

Dave Thornton 10 Am Monday



City of Grand Junction Public Works Department Division of Transportation Engineering

2551 River Road/Grand Junction CO 81505-7216/Office: 970/256-4110/Fax: 970/256-4115

3-5-03

Feather-Medsker-Smith LTD
7061 S. University Blvd Ste 305.
Littleton, Co 80122-1539

I'm writing to invite you to the second discussion on the access model for F Rd, between 24 Rd and I-70B. I've reserved the **Grand Junction City Council Chambers (at 250 N. 5th St.) for 7-9pm, April 3rd, 2003 for our meeting.**

We have the same goals before us. To accommodate future growth, there is need to limit access points on this section of F Rd. We need to finalize the placement of those access point locations. We also must reach agreement that each parcel will be given access rights across adjacent properties. This will ensure each parcel can connect to those few, full-movement access points to F Rd.

Though we are well along to meeting our first two objectives, progress has been hindered by receipt of late, or even conflicting comments after our meeting. To avoid such occurrences in the future, I would ask that, from this point forward, all discussions on this matter occur within the public format of the meeting. I will always be open to new issues, but feel the entire group should be made aware of, and be able to discuss, such concerns. I feel this is the only way we can effectively meet all our respective concerns.

As a reminder of the benefits of such a process, please keep in mind that, historically, without an access model, first area development has dominated access placement options. This process, though of benefit to that initial development, generally limits ensuing access options, and, in some cases, has also compromised area traffic flow and safety. By pursuing a common agreement for cross easements for all involved property owners, no single parcel will be denied full movement access (and its implied enhanced marketability) to F Rd, no matter where the final, shared access points are placed.

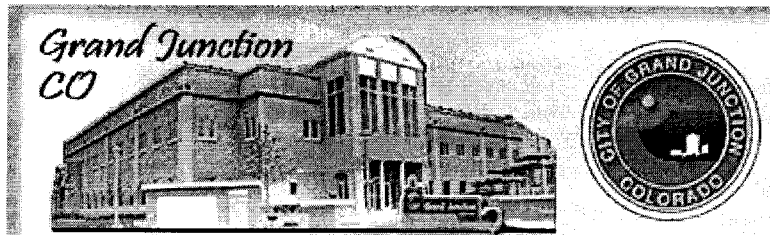
In closing, I'll reiterate that I believe everyone's access needs can, and will, be met in this process. I think you'll find we can conclude this process with little effort, and stress, and to everyone's benefit, by simply continuing on our established course, and by conducting this next meeting with the intent to speak openly and with a common desire to produce a mutually beneficial outcome to all involved parties.

If, for any reason, you or your representative cannot attend at the scheduled time, please contact me immediately.

Respectfully,

George M. Miller
Transportation Division/Public Works Department
(970) 256-4123 (970) 256-4115 (fax) georgem@ci.grandjct.co.us

Enclosure (Access Model):



DRAFT

<http://www.gjcity.org>

COMMUNITY DEVELOPMENT DEPARTMENT

Code Enforcement Division

2549 River Road-Grand Junction CO 81505

Telephone (970) 244-1593 FAX (970) 256-4114

March 5, 2003

Mr. Emmett Bonner
2267 Tanglewood Road
Grand Junction CO 81503-1262

Dear Mr. Bonner:

Enclosed is a copy of a letter that was sent to you from Mike Pelletier, Associate Planner, on June 12, 1996. Our records indicate that a plat meeting applicable survey and engineering standards was not provided as requested for CUP-1996-097 (2365-2373 River Road). You will need to provide the Planning Department with a new plat. The landscaping has not been maintained along the River Road right of way as required by the permit and the existing screening is in disrepair. Please correct this by April 7, 2003.

I am also enclosing a copy of Final Decision for SUP-1996-93 (2381 River Road) for outside sales that identifies four areas. Area four, accessory use of salvage for vehicle sales, is to occupy no more than 10% for salvage of wrecked vehicles. Please make sure that the salvage area is in compliance with that allowance. If you have any questions please call me at 256-4103. I am scheduling this file for inspection on or after April 7, 2003. Thank you for your attention to this letter.

Sincerely

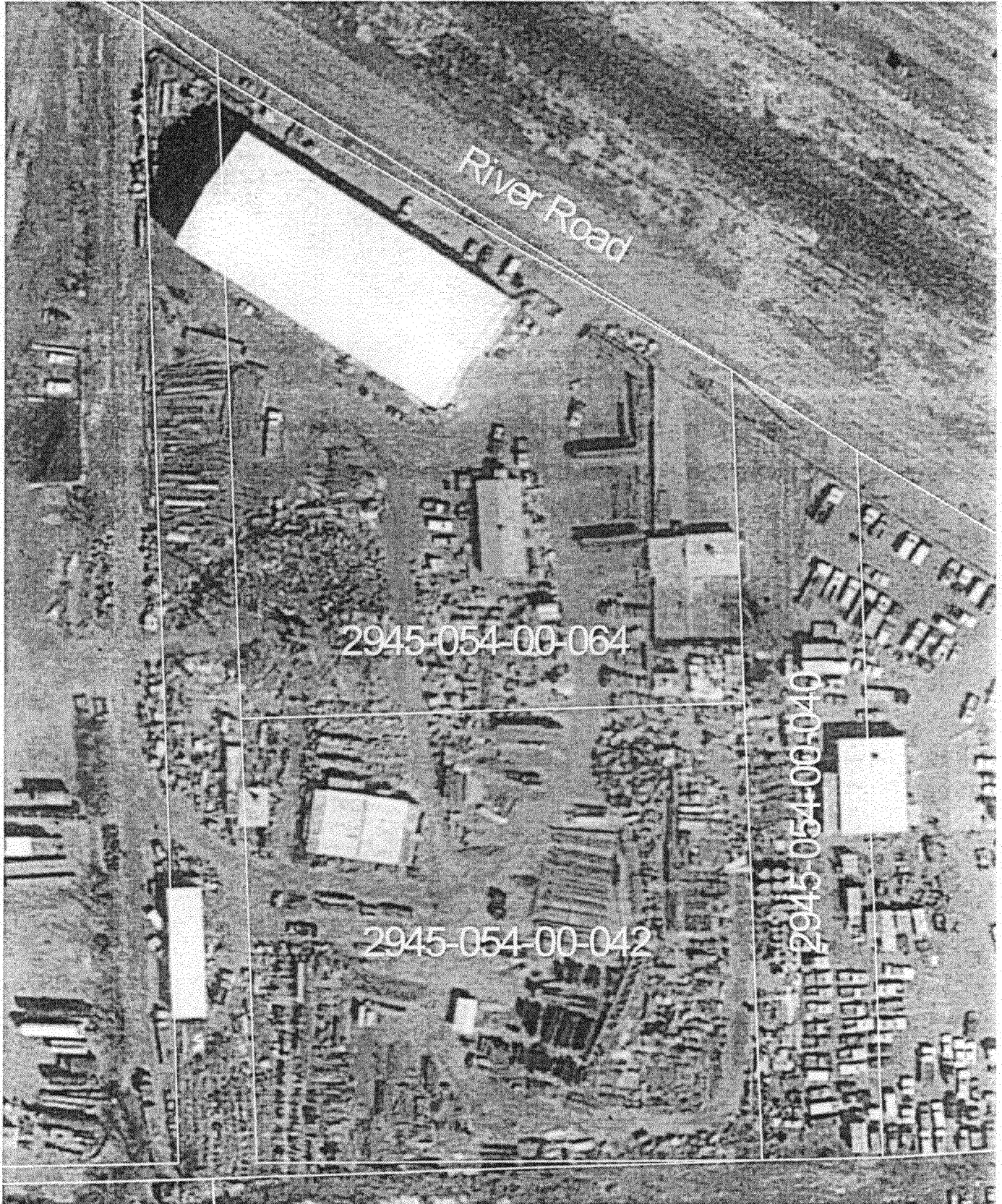
Nina McNally
Code Enforcement Officer

Encl.

- c. David Thornton, Principal Planner
- Faye Gibson, Planning Technician

RIVER ROAD ANNEXATION

Current uses on parcels: Bonner Supply Pipe/Steel



This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



Orthophoto flown on 3/21/94

MP
4/5/96

Parcel lines are incorrectly shifted to the east.

RIVER ROAD ANNEXATION

Bonner Supply Company



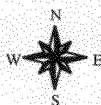
fence



Travel lanes

13 Employees

This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



Orthophoto flown on 3/21/94

MP
4/30/96

AIR-SEP SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, LEWIS E. YOUNG, PRESIDENT OF OILFIELD NITROGEN SERVICE, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN LOT 16, OF ORCHARD GROVE SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16, WHOSE SOUTH LINE BEARS S89°33'08"W AND ALL BEARINGS CONTAINED TO BE RELATIVE THERETO; THENCE S89°33'08"W, 282.50 FEET TO THE POINT OF BEGINNING; THENCE S89°33'08"W, 315.00 FEET; THENCE N00°18'23"W, 712.97 FEET; THENCE S56°15'37"E, 380.14 FEET; THENCE S00°18'23"E, 499.37 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4.383 ACRES MORE OR LESS.

THAT SAID OWNER HAS CAUSED THE REAL PROPERTY TO BE LAID OUT AND SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT OF AIR-SEP SUBDIVISION, A SUBDIVISION OF A PART OF MESA COUNTY, COLORADO.

THAT THE SAID OWNERS DO HEREBY DEDICATE TO THE PUBLIC ALL THE STREETS, ROADS, AND PEDESTRIAN WALKWAYS AS SHOWN ON THE ACCOMPANYING PLAT, FOREVER AND DEDICATE TO THE PUBLIC UTILITIES THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT, AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, IRRIGATION AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TEREERING LINES, TELEPHONE LINES, AND OTHER LINES, AND THE HIGH WAYS, IMPROVING TREES AND BRUSH; TOGETHER WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

THAT ALL EXPENSE OF INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING AND FOR STREET GRAVELING OR IMPROVEMENT SHALL BE FINANCED BY THE SELLER OR PURCHASER, NOT THE COUNTY OF MESA.

IN WITNESS WHEREOF, SAID OWNER, LEWIS E. YOUNG, TO BE HEREUNTO SUBSCRIBED THIS ___ DAY OF ___, A.D., 198__.

LEWIS E. YOUNG

STATE OF COLORADO)
COUNTY OF MESA) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___ BY LEWIS E. YOUNG, OWNER, WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: ___

NOTARY PUBLIC

___ COUNTY PLANNING COMMISSION CERTIFICATE
APPROVED THIS ___ DAY OF ___, A.D., 198__, COUNTY PLANNING COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

BY: CHAIRMAN

___ BOARD OF COUNTY COMMISSIONERS' CERTIFICATE
APPROVED THIS ___ DAY OF ___, A.D., 198__, BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

BY: CHAIRMAN

CHAIRMAN UTILITY COORDINATING COMMITTEE DATE

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT RECEPTION NO. ___ OF CLOCK ___ M., THIS ___ DAY OF ___, A.D., 198__.

FEE \$ _____

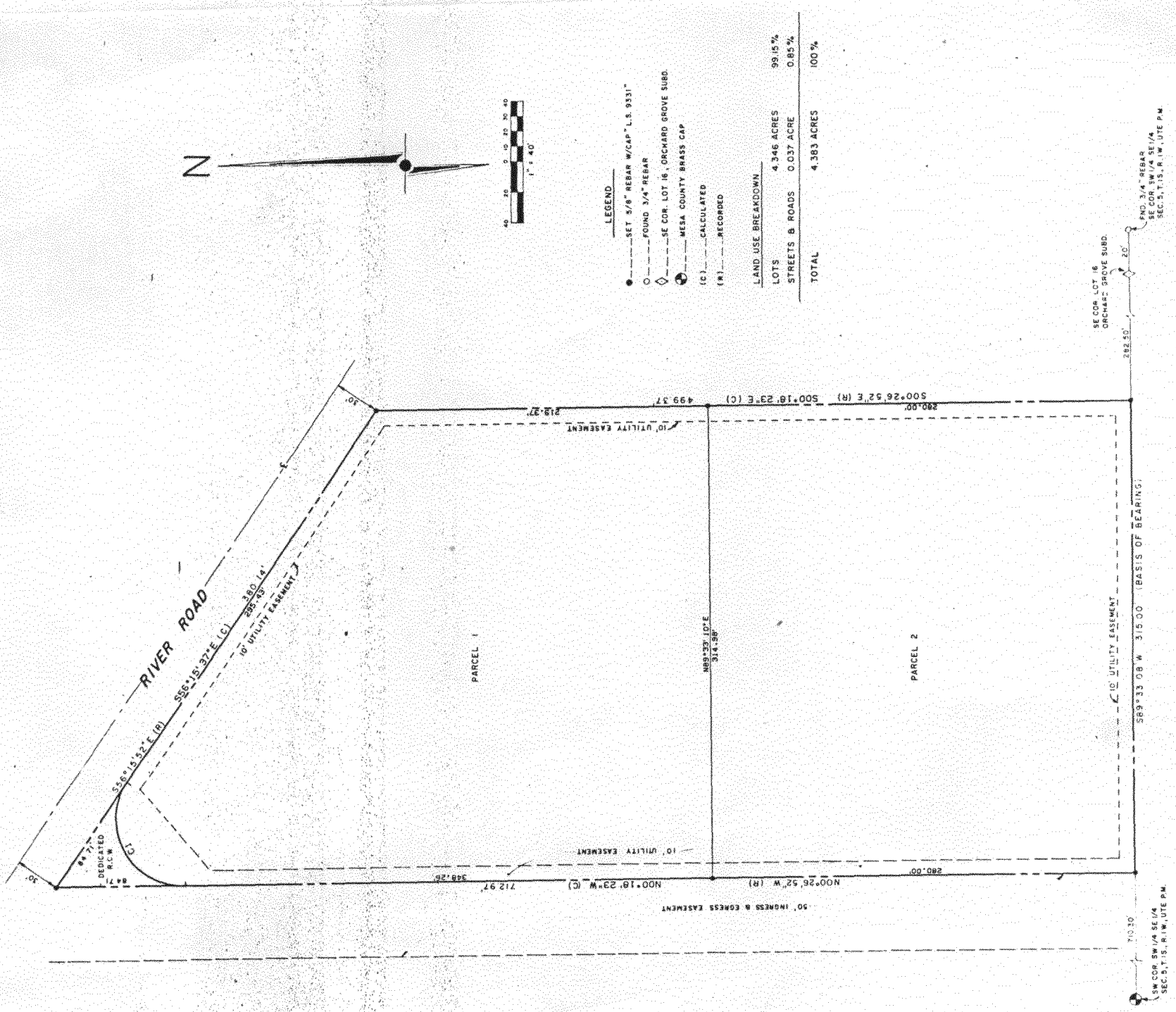
CLERK AND RECORDER

BY: DEPUTY

NOTARY PUBLIC

I, WILLIAM S. WYLER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF AIR-SEP SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

WILLIAM S. WYLER
REGISTERED SURVEYOR
NO. 1921



- LEGEND
- SET 3/8" REBAR W/CAP "L.S. 9331"
 - FOUND 3/4" REBAR
 - ◇ SE COR. LOT 16, ORCHARD GROVE SUBD.
 - ⊙ MESA COUNTY BRASS CAP
 - (C) CALCULATED
 - (R) RECORDED

LAND USE BREAKDOWN

LOTS	4.346 ACRES	99.15%
STREETS & ROADS	0.037 ACRE	0.85%
TOTAL	4.383 ACRES	100%

CURVE DATA

NO BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
CJ N61°43'00"E	79.48	124°02'46"	45.00'	57.43'	84.71'

C108-81 Y2

AIR SEP SUBDIVISION
ARMSTRONG & ASSOCIATES, INC.
861 RCD AVENUE, GRAND JUNCTION, CO. 81501 (303) 245-1961

5/1/96



Office / Scrap pile Bonner
facing south

5/1/96



Facing south along 23 5/8 Rd
West side of Bonner

5/1/96



Facing east along Bonner's
front yard

5/1/96



Facing west front yard }
Benner Supply

5/1/96

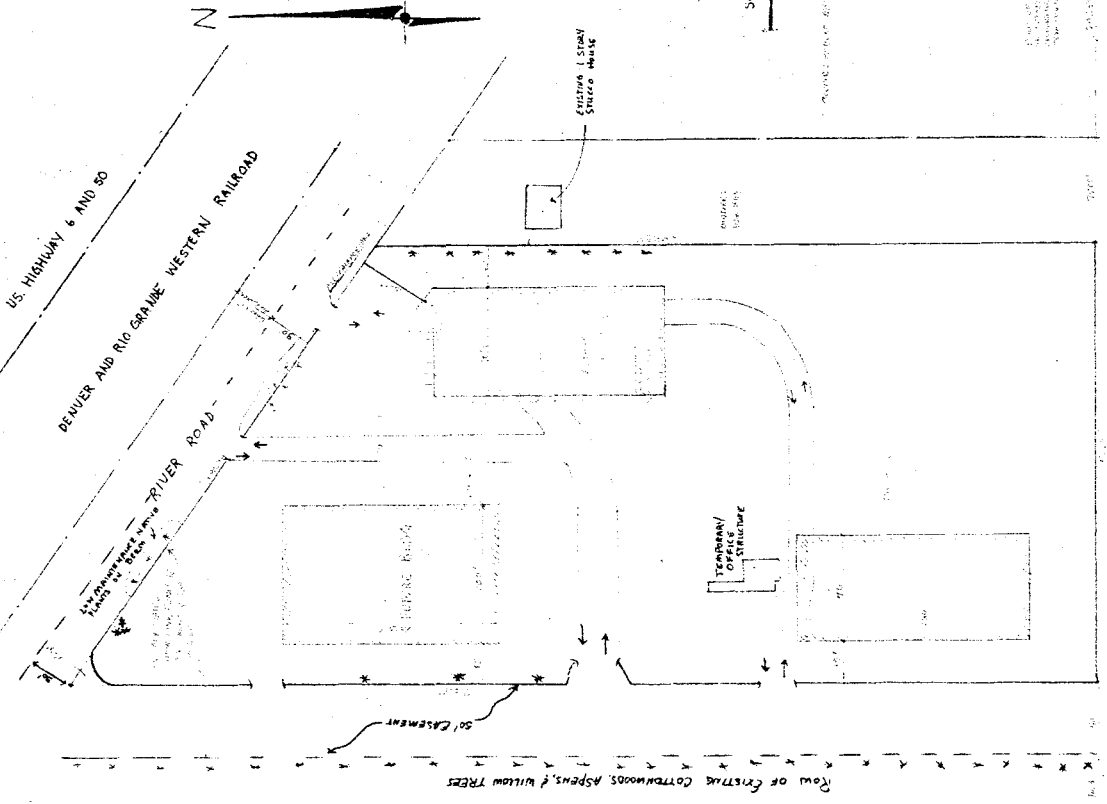


SW corner of Bonner's
Supply

BONNER & COMPANY FINAL PLANS

2365 RIVER ROAD

OWNER: Emmett D. & Helen B. Bonner



4.346 LOTS
.037 STREET & ROADS
4.383 ACRES

STATE OF COLORADO
COUNTY OF NEBA
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE
ON 12-12-1966 AT 11:30 AM THIS 12-22-1966 FIRST OF
DECEMBER 1966 AND IS NOW RECORDED IN BOOK
1000 PAGE 10000
RECORDED IN THE OFFICE OF THE COUNTY CLERK
AT DENVER, COLORADO, JANUARY 10, 1967
DRAFTER - 63-32

Emmett D. Bonner
Helen B. Bonner
BONNER & COMPANY
1500 S. W. 10th St.
DENVER, CO 80202

OWNER	BONNER & Co.
DATE	12-22-66
BOOK	1000
PAGE	10000

CUR 1967-097