

Alco Building Company, Inc.

July 26, 1996

Community Development Department
250 North 5th Street
Grand Junction, CO. 81501

To Whom It May Concern;

The building to be built at 901 North First will be 1,750 SF. It will be used for shop space and car detailing for the used cars that are sold from the existing car lot. The new addition will not require any additional employees. The new building will be constructed over the existing asphalt so as not to add any additional run off to the storm sewer.

Sincerely,

Robert V. Turner, President
Alco Building Company, Inc.

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-182

TITLE HEADING: Badini Auto Sales Expansion

LOCATION: 901 N 1st Street

PETITIONER: Larry Badini

PETITIONER'S ADDRESS/TELEPHONE: 901 N 1st Street
Grand Junction, CO 81501
241-6449

PETITIONER'S REPRESENTATIVE: Bob Turner, Alco Building Company

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY COMMUNITY DEVELOPMENT

8/14/96

Kristen Ashbeck

244-1437

1. Is this an addition to Knowlton or Badini? The Badini address is 901 but the building depicted as existing more closely resembles the building at Knowlton at 931 N. 1st Street.
2. The agreement included in the submittal is no longer valid since the proposal has changed.
3. North 1st Street is classified as a minor arterial and needs 40' of half street right-of-way; therefore, an additional 10 feet of right-of-way must be dedicated.
4. Is the sidewalk shown on the plan proposed to be constructed?
5. The landscaping requirement is based on the street frontage of $150' \times 5' \times .75 = 562.5$ sf. Of the required square footage, 2 trees are required and a minimum of 40% of the landscaped area must be in shrubs. The landscaped area must have an underground, pressurized irrigation system. A detailed landscape plan is required.
6. The site plan must indicate the display area and the customer parking area. The required parking area must be 10% of the gross display area.
7. Show location of existing signage on the site plan.

CITY DEVELOPMENT ENGINEER

8/26/96

Jody Kliska

244-1591

1. It appears an additional 10' of right of way on 1st Street is required.
2. Sidewalk construction along the frontage is required. A plan for the sidewalk construction is required.

CITY UTILITY ENGINEER

8/9/96

Trent Prall

244-1590

1. Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding potential changes in sewer plant investment fees.

- 2. Sand / Oil interceptor may be required due to car detailing/washing being a proposed use for the site. Please contact Dan Tonello with the Industrial Pretreatment section (244- 1489) at the Persigo Sewer Treatment Plant for industrial waste review.

CITY FIRE DEPARTMENT	8/12/96
<u>Hank Masterson</u>	<u>244-1414</u>

The Fire Department has no problems with this proposal.

MESA COUNTY BUILDING DEPARTMENT	8/8/96
<u>Bob Lee</u>	<u>244-1656</u>

No comments.

TO DATE, NO COMMENTS RECEIVED FROM:
City Attorney



City of Grand Junction, Colorado
250 North 5th Street
81501-2668
Phone (970) 244-1501
FAX (970) 244-1456

November 5, 1996

Mr. Larry Badini
901 North 1st St.
Grand Junction, CO 81501

Dear Mr. Badini,

Please find enclosed an "Agreement" for your review and signature.

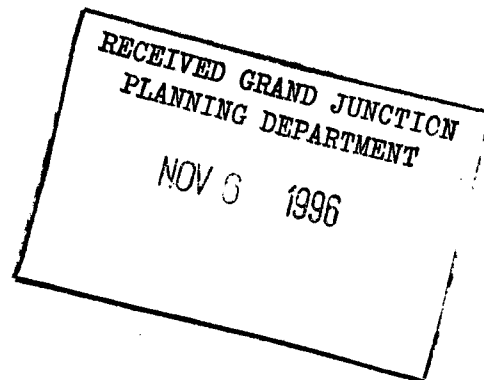
If you have any questions, please feel free to contact this office.

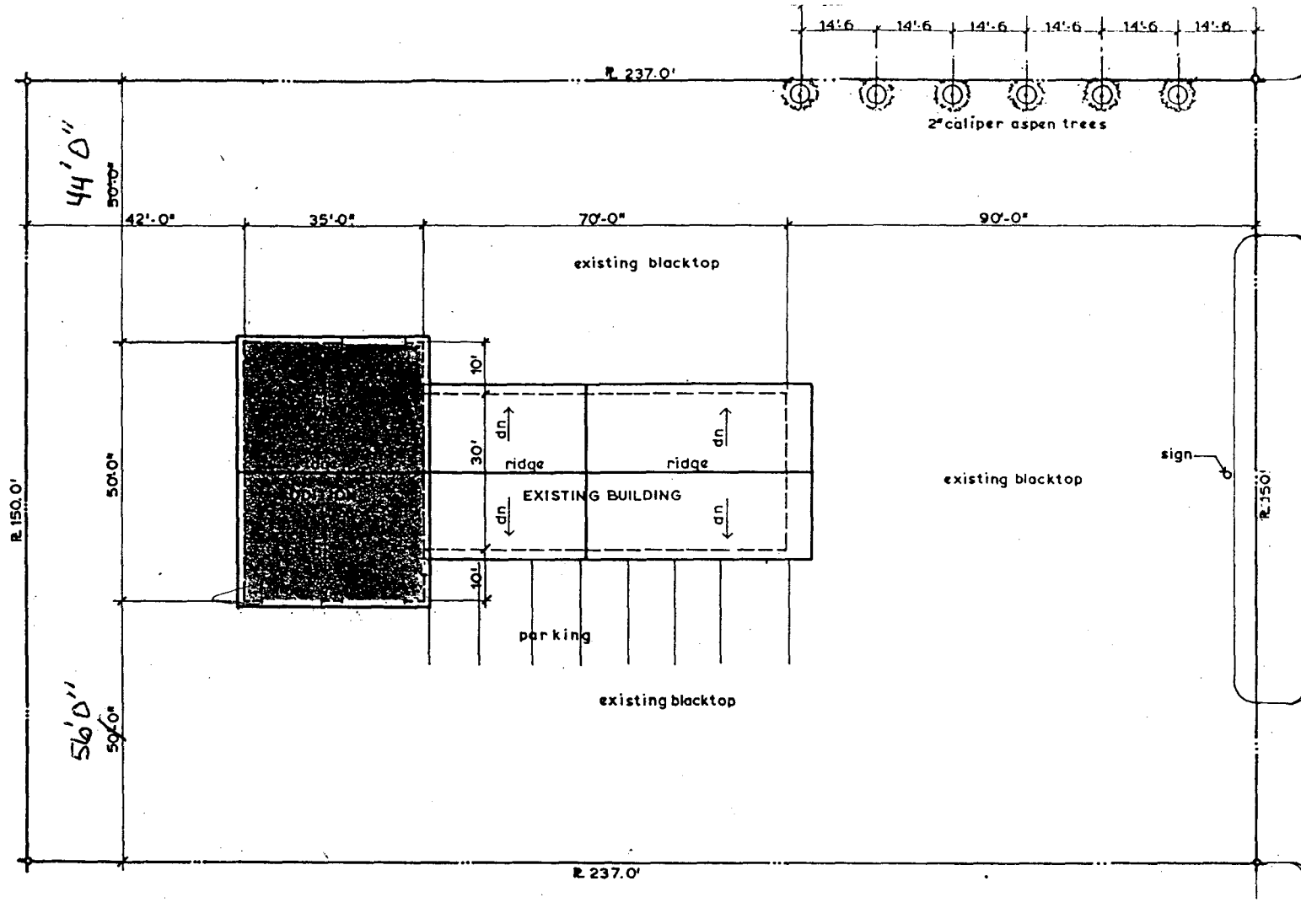
Sincerely,

Susan Mueller
Executive Secretary

sm

cc: Kristen Ashbeck, Community Dev.
File





SITE PLAN 1"=20'-0"

REVISED

KICA 3/25/97

ACCEPTED 12/12/96 KKA
 ANY CHANGE OF SITE PLAN MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO RESEARCH,
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

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