Table of Contents

File _____SPR-1996-182

Name: Badini Auto Sales Exp. - 901 N. 1st Street

P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS r с retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development е а file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will s n be found on the ISYS query system in their designated categories. e n n Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. е đ t 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. XX **Table of Contents *Review Sheet Summary** *Application form X **Review Sheets** Receipts for fees paid for anything X *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 والأكارية Appraisal of raw land $a \in C^{1}$ зÂ Reduction of any maps – final copy *Final reports for drainage and soils (geotechnical reports) $e_{\lambda}t$ Other bound or non-bound reports Traffic studies X X ***Review Comments** *Petitioner's response to comments *Staff Reports *Planning Commission staff report and exhibits *City Council staff report and exhibits *Summary sheet of final conditions **DOCUMENT DESCRIPTION:** х X Correspondence X Agreement – 6/7/94 - ** - an additional agreement (not X original) - sent to City Clerk for retention/ scanning Ownership and Encumbrance Report - 7/17/96 X X X Х Planning Clearance - ** - issued 12/12/96 - agreements included X X Site Plan



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

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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

8/14/96

244-1437

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

Kristen Ashbeck

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' x 5' x .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 DEVELO	PMENT 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 Diago contect Indi Domoro of the City Cue	tomor Service Division at 244 1520 for information

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

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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	
Hank Masterson	244-1414	
The Fire Department has no problems with this proposal.		
MESA COUNTY BUILDING DEPARTMENT	8/8/96	

No comments.

<u>ب</u>ت.

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

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT NOV G *1996*

