



DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(303) 244-1430

Receipt _____

Date _____

Rec'd By _____

File No. SUP-96-59

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"/> Variance					
<input checked="" type="checkbox"/> Special Use			2720 HWY 50		PAWN SHOP - Retail
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>DENNIS & DEANA LAMBERT</u>		<u>ZANE + LORI THOMPSON</u>
Name	Name	Name
<u>P.O. BOX 45</u>		<u>321 COUNTRY CLUB PARK</u>
Address	Address	Address
<u>MONTROSE, CO. 81402</u>		<u>GRAND JCT. CO. 81503</u>
City/State/Zip	City/State/Zip	City/State/Zip
		<u>(970) 245-9329</u>
Business Phone No.	Business Phone No.	<u>HOME</u>

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 required 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] + 02-02-96
 Signature of Person Completing Application Date
Zane A. Thompson

X
 Signature of Property Owner(s) - attach additional sheets if necessary Date

COPIES OF "COMMERCIAL CONTRACT TO BUY & SELL REAL ESTATE" WILL BE ATTACHED ALSO.

DATE SUBMITTED: 02-02-96

CHANGE OF USE

DEVELOPMENT APPLICATION

PROPERTY OWNER: ZANE + LORI THOMPSON
ADDRESS: 321 COUNTRY CLUB PARK, GRAND JCT., Co. 81503
PHONE: 970-245-9329

APPLICANT'S NAME SAME
ADDRESS: _____

PHONE: _____

LOCATION OF PROPERTY: 2720 HIGHWAY 50, GRAND JCT., CO. 81503
TAX PARCEL #: 2945-252-13-013

EXISTING USE: OLD USE: SONIC BURGER PLACE

PROPOSED USE: PAWN SHOP - RETAIL STORE - AUTO PAWN

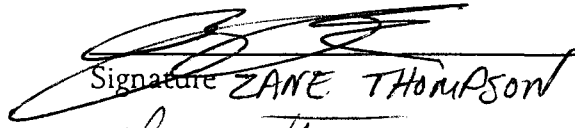
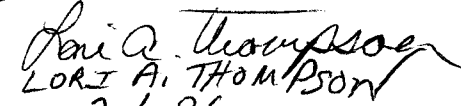
OTHER: _____

FOR OFFICE USE ONLY

ZONE: _____ SETBACKS: F _____ S _____ R _____

SPECIAL CONDITIONS: _____

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL REQUIREMENTS. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.


Signature ZANE THOMPSON

LORI A. THOMPSON
2-1-96

APPROVED BY: _____

DATE APPROVED: _____

SUBMITTAL CHECKLIST

CHANGE OF USE REVIEW

Location: 2720 Hwy. #150

Type of Use: PAWN SHOP - RETAIL

ITEMS	DISTRIBUTION														TOTAL REQ'D.	
Date Received _____ Receipt # _____ File # _____ DESCRIPTION	<input checked="" type="checkbox"/> City Community Development <input checked="" type="checkbox"/> City Dev. Eng. <input checked="" type="checkbox"/> City Utility Eng. <input type="checkbox"/> City Property Agent <input type="checkbox"/> City Parks/Recreation <input type="checkbox"/> City Attorney <input type="checkbox"/> City Sanitation <input checked="" type="checkbox"/> City Fire Dept. <input checked="" type="checkbox"/> City Police <input type="checkbox"/> Water District <input type="checkbox"/> Sewer District <input type="checkbox"/> U.S. West <input type="checkbox"/> Public Service <input type="checkbox"/> GVRP <input checked="" type="checkbox"/> Other Colo Dept of Trans <input checked="" type="checkbox"/> Building Dept.															7
<input checked="" type="checkbox"/> Application Fee <u>\$50-</u>	1														1	
<input checked="" type="checkbox"/> Submittal Checklist *	1														1	
<input checked="" type="checkbox"/> Application Form *	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Review Agency Cover Sheet *	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Planning Clearance *	1														1	
<input checked="" type="checkbox"/> Reduction of Assessor's Map	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> General Project Report	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> 11" x 17" Site Plan ★	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Sketch of Proposed Signage	1														1	
<input checked="" type="checkbox"/> Evidence of Title	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

+
 2
 +
 7
 FOR US!

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

1-US 1-THEM = 2

PRE-APPLICATION CONFERENCE

Date: 2/2/96
Conference Attendance:
Proposal: Pawn/ Vehicle Sales
Location: 2720 Hwy
Tax Parcel Number: 29 45-252-13-013
Review Fee: \$270.00

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required?
Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

Handwritten signature: Roni A. Thompson

02-05-96

2945-253-07-027
PAUL G PARKER
509 29 RD
GRAND JUNCTION, CO 81501-5001

2945-253-07-029
ERIC P WALLACE
ETAL C/O JOSEPH W KLINE
239 27 1/2 RD # 3
GRAND JUNCTION, CO 81503-2056

2945-253-07-025
ZANE THOMPSON
321 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503-4601

2945-252-13-009
ROBERT D HOGGE
KATHRYN A
134 MIRIAM ST
GRAND JUNCTION, CO 81503-1969

2945-253-00-003
W DON MORRIS
R DARLYN
PO BOX 3378
GRAND JUNCTION, CO 81502-3378

2945-252-12-009
DENNIS D LAMBERT
DEANA S
PO BOX 2157
MONTROSE, CO 81402-2157

2945-252-12-007
GENEVA B GUERIN
131 MIRIAM ST
GRAND JUNCTION, CO 81503-1968

2945-252-12-010
MONUMENT OIL COMPANY
703 23 1/2 RD
GRAND JUNCTION, CO 81505-9689

2945-253-07-035
ERIC P WALLACE
ETAL-C/O J & L MOLZAHN
544 1/2 WILLOW RD
GRAND JUNCTION, CO 81501-5387

2945-253-07-033
ERIC P WALLACE
ETAL C/O DON SURGES
239 27 1/4 RD
GRAND JUNCTION, CO 81503-3216

2945-253-07-032
ERIC P WALLACE
ETAL C/O INTERFACT SERVICES IN
PO BOX 40624
GRAND JUNCTION, CO 81504-0624

2945-252-15-003
M L EINSPAHR
LOIS M C/O B F I
PO BOX 42165
HOUSTON, TX 77242-2165

2945-253-00-091
DOUGLAS R LYONS
2729 HIGHWAY 50
GRAND JUNCTION, CO 81503-2200

2945-252-12-008
WAYNE A LAMBERT
438 BLUEBELL LN
GRAND JUNCTION, CO 81503-1537

2945-252-12-006
MC BRIDE MINTER
ROBERTA
2705 RINCON DR
GRAND JUNCTION, CO 81503-2234

Zane & Lori Thompson
321 Country Club Park Road
Grand Junction, CO 81503

2945-253-07-028
ORCHARD MESA MINI STORAGE
C/O F C MAXFIELD
PO BOX 1826
GRAND JUNCTION, CO 81502-1826

2945-253-07-034
ERIC P WALLACE
ETAL C/O JOSEPH W KLINE
239 27 1/4 RD STE 3
GRAND JUNCTION, CO 81503-3216

2945-252-13-008
LAWRENCE R HENNESSEY

WYNONA K
140 MIRIAM ST
GRAND JUNCTION, CO 81503-1969
2945-252-16-011
POWER EQUIPMENT COMPANY

PO BOX 28
DENVER, CO 80201-0028

2945-253-00-092
DOUGLAS R LYONS
2729 HIGHWAY 50
GRAND JUNCTION, CO 81503-2200

2945-252-12-012
MARGARET K MITCHELL
130 DOROTHY DR
GRAND JUNCTION, CO 81503-1816

2945-252-12-011
VIRGIL ROBERTSON
511 29 1/4 RD
GRAND JUNCTION, CO 81504-5305

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

GENERAL PROJECT REPORT

RE:

PROPERTY TAX PARCEL NO.: 2945-252-13-013

ADDRESS: 2720 Highway 50
Grand Junction, Colorado 81503

APPLICANTS: ZANE AND LORI THOMPSON
321 Country Club Park Road
Grand Junction, Colorado 81503
(970) 245-9329

PROPOSED USE: Pawn Shop/Retail Store and Auto Pawn

HISTORY, IF VACANT: Yes, Vacant approximately ten (10)
years.

PROJECT LOCATION: Stated above as 2720 Highway 50.

SITE DESCRIPTION: Lot size approximately 176' by 172'.
Building: Existing shell approxima-
tely 1,100'.
Year Built: 1978
Formerly: Sonic Burger
Construction: Brick

It is our objective to initially open a "PAWN SHOP/RETAIL STORE" at the above location as soon as possible. At this point, we are NOT certain of an effective date regarding the "AUTO PAWN" aspect shown above under "Proposed Use," but it is our intent to eventually work it into the original "Pawn Shop/Retail" portion of the business. We are currently purchasing said site shown above under "Address," therefore, it obviously becomes important for us to have it be acceptable and suitable by the City Standards for such practices and are requesting the "Special Use" and "Change of Use Permits" at this time.

We believe that the Pawn Shop aspect of this "Special Use Permit" is pretty self-explanatory or atleast pretty well understood. However, I have been asked to further detail the "Auto Pawn" portion of the business, in case there is some unfamiliarity with it. Therefore, the information following is our attempt to do so.

"Auto Pawning" is not a new practice in larger cities; predominately back East. However, the actual originator of "Auto-Pawn U.S.A." is located in DENVER, Colorado! Auto Pawn is and should simply be considered as an extension of the original Pawn Business/Retail Store and is essentially the same transaction, except typically, a larger loan amount and a larger item.

SPECIAL USE PERMIT REQUEST Cont.:

The Pawn Broker gives said Customer a previously determined amount of money and holds the Customers' automobile as collateral. The pawn term is not to exceed the typical thirty (30), sixty (60) or ninety (90) days. Said automobiles will be held by the Pawn Broker behind a secured six foot (6') fence (or City Maximum fence height; whichever is greater) on said property, until the pawn/loan is paid in full with interest added. At such time, said Customer receives their automobile back!

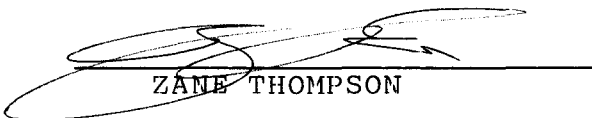
It is said that ninety percent (90%) of the automobiles being pawned are picked-up by the Owner. The remaining ten percent (10%) estimated, would be sold at same site described under "Address" following the "DEALER'S LICENSE" provisions.

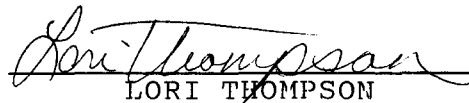
It also should be mentioned that it is our belief that "Mesa Pawn," "A Pawn Shop" and "Alpha Pawn," all of which are also currently situated within the City Limits, are doing said "Auto/R.V./Boat/Motorcycle Pawning!" Again, this is not necessarily a "new" idea to our Community. Therefore, it is our hope that this "Special Use Permit" moreover becomes a matter of figuring out what our space/building site MAY limit us to, rather than an issue of whether or not it can be done "within the City Limits."

We are anxiously awaiting this Committees opinion and anticipating opening our proposed store at 2720 Highway 50 in the very near future.

We thank you in advance for your time.

Truly,


ZANE THOMPSON


LORI THOMPSON

DATED THIS 21st DAY OF 1996.

RE: Special Use Permit / Change of Use.

LOCATION: 2720 Highway 50
Grand Jct, Co. 81503
TAX PARCEL NO: 2945-252-13-013.

IT IS OUR OBJECTIVE TO INITIALLY OPEN A "PAWN SHOP / RETAIL STORE" AT THE ABOVE LOCATION. AT THIS POINT, WE ARE NOT CERTAIN ON AN EFFECTIVE DATE REGARDING, "AUTO-PAWNING," BUT SINCE WE ARE LOOKING TO PURCHASE A SITE, IT BECOMES IMPORTANT FOR US TO HAVE SAID SITE BE SUITABLE + ACCEPTABLE BY THE CITY STANDARD FOR SUCH PRACTICES. THEREFORE, WE ARE REQUESTING THIS PRELIMINARY REVIEW REGARDING SAID "AUTO-PAWN."

"AUTO-PAWNING" IS NOT A NEW PRACTICE IN LARGER CITIES PREDOMINENTLY BACK EAST. HOWEVER, THE ORIGINATOR OF "AUTO-PAWN, U.S.A." IS LOCATED IN DENVER! AUTO PAWN IS & SHOULD BE CONSIDERED TO BE THE SAME AS PAWNING ANY OTHER ITEM BEING PAWNED.

THE PAWN BROKER GIVES A CUSTOMER SAID AMOUNT OF MONIES TO HOLD THEIR CAR AS COLLATERAL UNTIL THE PAWN/LOAN IS PAID WITH INTEREST ADDED FOR A PERIOD OF 30 - 60 OR 90 DAYS. AT SUCH TIME, THE CUSTOMER RECEIVES SAID CAR BACK IT IS SAID THAT 90% OF THE CARS BEING PAWNED ARE PICKED-UP BY THE OWNER. REMAINING 10% (EST.) WOULD BE SOLD AT SAME SITE UNDER A "DEALERS LICENSE"

NEVERTHELESS, DURING THE PAWN TERM, SAID CARS WILL BE HELD BY THE PAWN BROKER BEHIND A SECURED 6 FOOT FENCE (OR CITY MAXIMUM FENCE HEIGHT - WHICHEVER IS GREATER) ON SAID PROPERTY.

IT ALSO SHOULD BE MENTIONED THAT IT IS OUR BELIEF THAT "MESA PAWN", "A PAWN SHOP" AND "ALPHA PAWN", ALL OF WHICH ARE ALSO LOCATED WITHIN THE CITY LIMITS, ARE ALREADY DOING THIS "AUTO / R.V. / BOAT / MOTORCYCLE PAWNING!" THEREFORE, AGAIN, THIS IS NOT NECESSARILY A "NEW" IDEA. IT SHOULD MOREOVER ~~BE~~ SIMPLY BE A MATTER OF FIGURING OUT WHAT OUR

SPACE / BUILDING SITE MAY LIMIT US TO, RATHER THAN WHETHER OR NOT IT CAN BE DONE AT ALL "WITHIN THE CITY LIMITS."

THEREFORE, IT IS OUR INTENTION TO ATTEMPT TO GET A FEEL FOR THIS COMMITTEE'S OPINION ON HOW AND WHAT IT WILL TAKE TO COMPLETE THIS "AUTO-PAWN" THEORY AT THIS PROPOSED SITE.

FURTHER, THE OWNER OF SAID PROPERTY, MR. LAMBERT, WOULD ONLY INITIALLY GIVE US UNTIL THE 16TH OF FEBRUARY, TO COMPLETE OUR INVESTIGATION INTO PERMITS, RIGHT-OF-WAYS, ETC.

WE DO REALIZE, HOWEVER, THAT WE ARE GOING TO HAVE TO ASK FOR AN EXTENSION IF THE FORMAL "SPECIAL USE PERMIT" LOOKS POSITIVE, BUT WOULD LIKE TO REQUEST YOUR QUICKEST POSSIBLE RESPONSE TO OUR UNOFFICIAL REQUEST FOR INFORMATION REGARDING ZONING, ET

THANK YOU IN ADVANCE FOR YOUR TIME.

ZANE & LORI THOMPSON

321 COUNTRY CLUB PK.
GRAND JCT., Co. 81503
(970) 245-9329

SUBMITTAL CHECKLIST

SPECIAL USE PERMIT / CHANGE OF USE

Location: 2720 Hwy 50

Project Name: PAWN SHOP - Retail

ITEMS	SSID REFERENCE	IF	Police	Fire	Health	Water	Sanitation	Public Works	Other	TOTAL REQ'D.
Date Received <u>3-5-96</u>										
Receipt # <u>3630</u>										
File # <u>SUP-96-59</u>										
DESCRIPTION										9

ITEMS	SSID REFERENCE	City Community Development	City Dev. Eng.	City-Utility Eng - Police	City Property Agent - Police	City Attorney	City Downtown Dev. Comm. Code & Enforcement	City Parks/Recreation Utility	County Planning Building	Walker Field CDOT
● Application Fee <u>\$270</u>	VII-1	1								
● Submittal Checklist *	VII-3	1								
● Review Agency Cover Sheet* <u>tr. photo</u>	VII-3	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1
● Evidence of Title - <u>Title Ins Policy</u>	VII-2	1		1	1					
● Names and Addresses*	VII-2	1								
○ Legal Description*	VII-2	1		1						
○ Deed	VII-1	1		1	1					
○ Easement	VII-2	1	1	1	1	1				
○ Avigation Easement	VII-1	1		1	1					
○ ROW	VII-2	1	1	1	1	1				
● General Project Report - <u>ADD ABOUT CAR PAWN & FENCE WHERE TO SELL.</u>	X-7	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1								
● Site Plan	IX-29	1	1	1	1	1	1	1	1	1
○ Vicinity Sketch	IX-33	1	1	1	1	1	1	1	1	1

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

Date: 2-1-96
Proposal: PAWN SHOP - RETAIL
Location: 2720 HIGHWAY 50, GRAND JCT., CO. 81503

Tax Parcel Number: 2945-252-13-013

Related Files: _____

Additional ROW required? _____

TCP/Adjacent Half street improvements? _____

Revocable Permit required? _____

State Highway Access Permit required? _____

On-site detention/retention or Drainage fee required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____

Avigation Easement required? _____

Related Files: _____

CHANGE OF USE REVIEW

FEE: \$50.00 payable at the time of application

SUBMITTAL: An application for a Change of Use Permit shall include, but not be limited to the following, whether in written or graphic form. Application must be made a minimum of 10 days prior to anticipated commencement of the use and/or occupation of the building

1. Information necessary to accurately locate and portray the property such as a survey or legal description of the property to be used for the proposed use.
2. Sufficient information to determine the setbacks, sanitary facilities, utility services, traffic conditions, and availability of parking to adequately serve the proposed use.
3. Other information as may be determined necessary to complete the evaluation of the proposed use.

SUBMITTAL ITEMS (number of copies to be determined):

- A. Review Agency Cover Sheet
- B. Application Form (include full information for both property owner and applicant)
- C. Planning Clearance
- ✓ D. 8½"x11" reduction of Assessor's Map with property affected highlighted
- E. General Project Report (narrative) addressing the following:
 - ☛ proposed use & use history (if vacant, note how long vacant)
 - ☛ project location & site description
 - ☛ any other information pertinent to operation of the proposed use, including square footage(s) of proposed use(s)
- F. Site Plan (no larger than 11"x17") showing the following:
 - ☛ scale of drawing (must be to scale)
 - ☛ property lines
 - ☛ location of existing permanent structures
 - ☛ parking and circulation layout, including type of surfacing
 - ☛ any other information pertinent to operation of the proposed use
- G. Scaled drawing of proposed signage, if any
- H. Evidence of Title or other proof of ownership
- I. Other documents as determined necessary for review of the proposal by the Administrator

PROCESS

1) The submitted information will be distributed to review agencies as determined by the planner with written comments due within one week. 2) Comments will be provided to the applicant for response/ modification of proposal as necessary. 3) If it is determined that all applicable fees are paid and outstanding issues resolved, the Administrator will approve the permit in the form of a Planning Clearance provided to the applicant.

REVIEW COMMENTS

Page 1 of 2

FILE #SUP-96-59

TITLE HEADING: A B C Pawn Shop

LOCATION: 2720 Highway 50

PETITIONER: Zane & Lori Thompson

PETITIONER'S ADDRESS/TELEPHONE: 321 Country Club Park
Grand Junction, CO 81503
245-9329

STAFF REPRESENTATIVE: Kristen Ashbeck

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

MESA COUNTY BUILDING DEPARTMENT

3/7/96

Bob Lee

244-1656

A building permit is required for the work to be done in order to put the building at 2720 in order. Handicapped access is required. A City licensed contractor is required for any structural work. Please contact me for additional information.

CITY DEVELOPMENT ENGINEER

3/12/96

Jody Kliska

244-1591

No transportation capacity payment as this appears to be a less intensive trip generation than the previous use.

COMMUNITY DEVELOPMENT DEPARTMENT

3/12/96

Kristen Ashbeck

244-1437

1. Provide dimensions on sign and proposed height. Show on plan where sign is to be located. Any signs on building?
2. Please provide a copy of the highway access permit from Colorado Department of Transportation when available.
3. Maximum height of fence is 6 feet with not more than three strands of barbed wire added on top. The fence must be a screen fence (e.g. solid material). Note on site plan the proposed height and material of fence.

CITY POLICE DEPARTMENT

3/12/96

Dave Stassen

244-3587

No comments. Both Detective Williams (Grand Junction Police Department) and Investigator Smith (Colorado State Patrol) were advised and they had no concerns.

CITY FIRE DEPARTMENT

3/14/96

Hank Masterson

244-1414

The Fire Department has no problems with this Special Use Permit/Change of Use.

CITY UTILITY ENGINEER

3/15/96

Trent Prall

244-1590

No comment.

CITY CODE ENFORCEMENT

3/15/96

Jan Koehn

244-1593

Fenced in area should be solid screening for the storage of automobiles. All autos kept on the lot should be licensed and operable. No other objections.

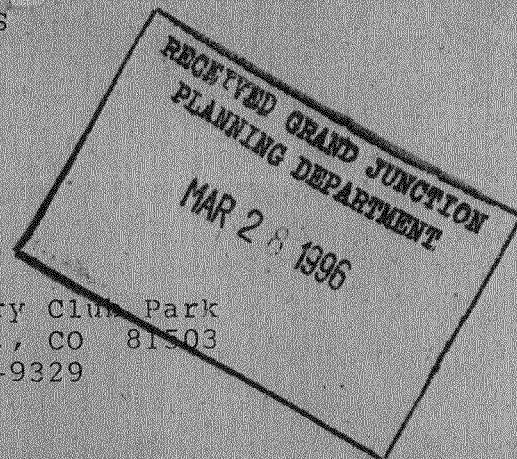
TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

Colorado Department of Transportation

WRITTEN RESPONSE TO REVIEW COMMENTS

RE: FILE #SUP-96-59
TITLE HEADING: A B C Pawn
LOCATION: 2720 Highway 50
Grand Junction, Colorado 81503
PETITIONER: Zane & Lori Thompson
PETITIONER'S ADDRESS/TELEPHONE: 321 Country Club Park
Grand Jct., CO 81503
(970) 245-9329



STAFF REPRESENTATIVE: KRISTEN ASHBECK

MESA COUNTY BUILDING DEPARTMENT

Bob Lee

- A Building Permit was obtained on March 21st, 1996, from Mr. Lee's Department and regarding the Handicapped Access issue, we've discussed this with Mr. Lee on the morning of March 22nd, 1996, and it is being handled.

CITY DEVELOPMENT ENGINEER

Jody Kliska

- No response necessary. Seemed acceptable.

COMMUNITY DEVELOPMENT DEPARTMENT

Kristen Ashbeck

- 1) As per conversation with Ms. Ashbeck on March 21st, 1996, we are currently looking at one (1) sign to be mounted on the West wall of above-mentioned building with approximate dimensions of four foot by eight foot and an additional sign to be positioned in front of said building, but a stand-alone type sign closer to the street frontage with the approximate same dimensions as above.
- 2) Will supply a copy of the Highway Access Permit as soon as we are in receipt of it. Documentation was mailed to the Colorado Department of Transportation on or before March 4th, 1996.
- 3) Reviewed with Ms. Ashbeck on March 21st, 1996, and understand the requirement of fencing to be of "solid material" and cannot exceed the height maximum as stated on Review Comments Sheet. Additionally, notations were made on Ms. Ashbeck's file copy of site drawing.

CITY POLICE DEPARTMENT

Dave Stassen

- We also notified Chief Sloan of our intentions by submitting a copy of our request for a Federal Firearms Permit, along with photo I.D. on or about March 1st, 1996. No further response necessary. Seemed acceptable.

CITY FIRE DEPARTMENT

Hank Masterson

- No further response necessary. Seemed acceptable.

CITY UTILITY ENGINEER

Trent Prall

- No further response necessary. Seemed acceptable.

A B C PAWN WRITTEN RESPONSE CONTINUED


CITY CODE ENFORCEMENT

Jan Koehn

- As stated above, fencing issues will be complied with
and it is also understood that all automobiles are to be
licensed and operable.

Thank you for your assistance with this Special Use/Change
of Use Permit!

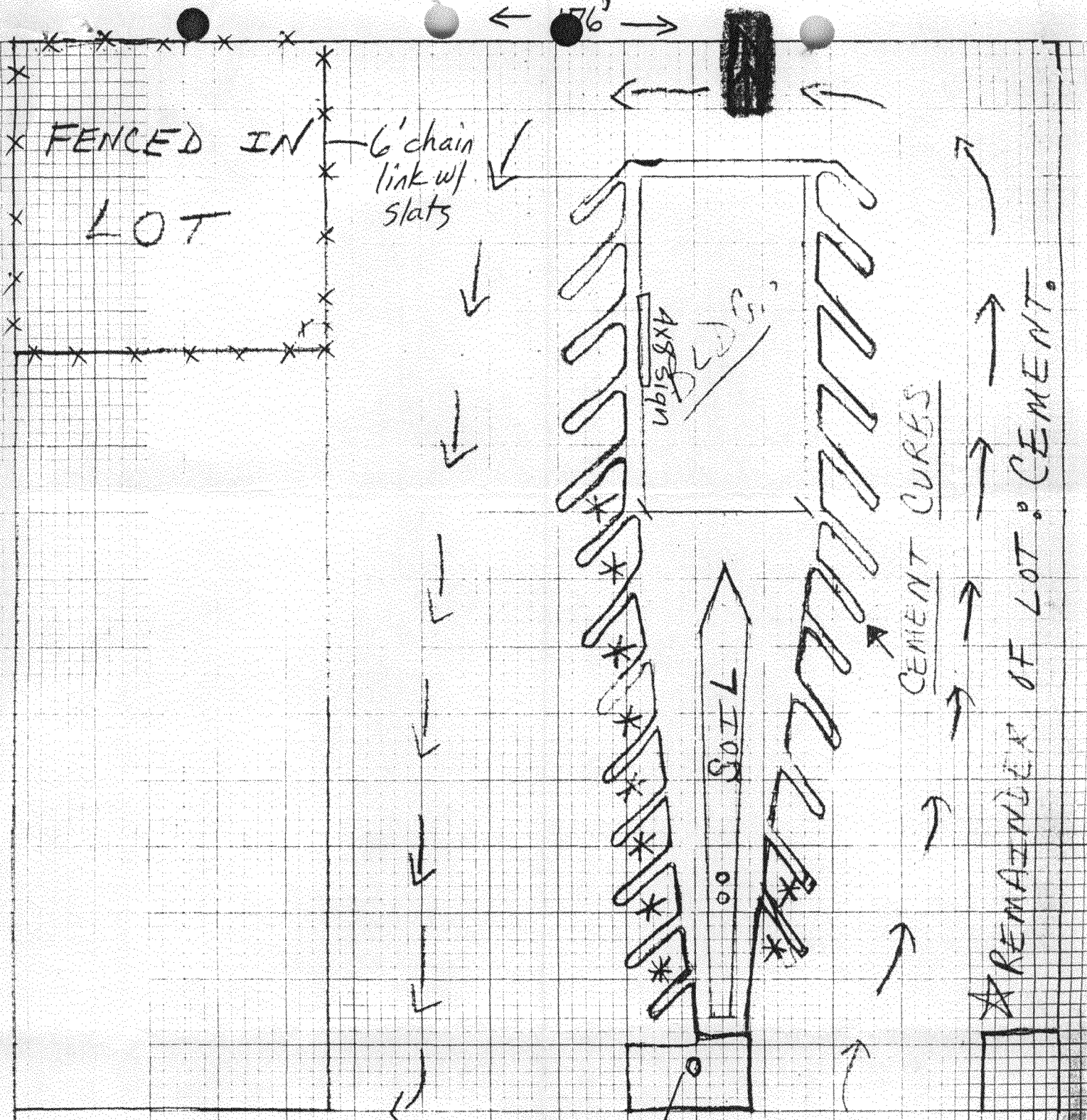
Dated this 22nd day of March, 1996.

A handwritten signature in cursive script that reads "Lori Ann Thompson". The signature is written in dark ink and is positioned above the typed name.

Lori Ann Thompson

A B C PAWN

(970) 256-PAWN



ACCEPTED
 ANY CHANGES
 APPROVED
 DEPT.
 RESURFACING
 LOCAL
 AND HIGHWAY

KPA 3/21/96



* = CARS FOR SALE UNDER DEALER LICENSE

1 SMALL SQUARE = 2 FEET

STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Region 3



222 South Sixth St., Room 317
Grand Junction, CO 81501-2769

(303) 248-7208 Fax No. (303) 248-7254

STATE HIGHWAY ACCESS PERMIT INFORMATION AND BILLING

To: Permittee: Zane & Lori Thompson
Address: 321 Country Park Road
Grand Junction, CO 81503

Date: March 21, 1996

Permittee: Please review both sides of the attached State Highway Access Permit (form #101) and all attachments.

NOTE: IF YOU FAIL TO SIGN AND RETURN THE ATTACHED ACCESS PERMIT WITHIN 60 DAYS OF THE DATE OF THIS LETTER, THE COLORADO DEPARTMENT OF TRANSPORTATION WILL CONSIDER THE PERMIT VOID.

If you choose not to act on the permit:
- return the permit unsigned.

If you wish to appeal the terms and conditions of the permit:
- refer to the back of the Access Permit for an explanation of appeal procedures.

If you accept the permit, please:
- sign the Access Permit on the line marked "PERMITTEE". Your signature confirms your agreement to all listed terms and conditions.
- provide a check or money order made out to the jurisdiction named on the next line for the amount due.

<u>CDOT</u>	<u>\$ 100.00</u>
<i>Make check or money order payable to</i>	<i>Amount due</i>

- return all copies and attachments of the Access Permit along with your payment back to the Colorado Department of Transportation at the address noted below.

The Department of Transportation will process and return to you a validated (signed and recorded) copy of your Access Permit.

DO NOT BEGIN ANY WORK WITHIN THE STATE RIGHT OF WAY WITHOUT A VALIDATED ACCESS PERMIT. USE OF THIS PERMIT WITHOUT TRANSPORTATION DEPARTMENT VALIDATION SHALL BE CONSIDERED A VIOLATION OF STATE LAW.

If you have any questions, please call: Charles I. Dunn
Phone: 970-248-7234

Return Access Permit to: Colorado Department of Transportation
222 South 6th Street, Room 317
Grand Junction, CO 81501-2769

The transmittal to you of the Access Permit form for your approval constitutes final action by the Colorado Department of Transportation pursuant to section 43-2-147 C.R.S., as amended.

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT**

No/MP/Side: 50N/034.080/LEPT
 Local Jurisdiction: Grand Junction
 Dist/Section/Patrol: 03/32/02
 DOT Permit No.: 396051
 Permit Fee: 100.00
 Date of Transmittal: 03/21/96

THE PERMITTEE:

APPLICANT:

Zane & Lori Thompson
321 Country Park Road
Grand Junction, CO 81503

Zane & Lori Thompson
321 Country Park Road
Grand Junction, CO 81503

Zane & Lori Thompson - (970)

Zane & Lori Thompson - (970)

is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

LOCATION:

On the east side of State Highway 50, a distance of 500 feet south from Mile Post 34; 2720 Hwy 50, Grand Junction.

ACCESS TO PROVIDE SERVICE TO:

	PERCENT
Automobile Care Center (1100 Sq Ft)	100.00 %

OTHER TERMS AND CONDITIONS:

SEE ATTACHED SHEET(S) FOR TERMS AND CONDITIONS

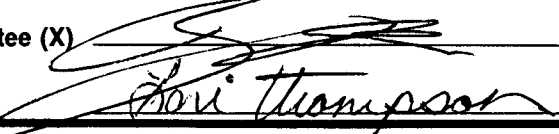
MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

By (X) _____ Date _____ Title _____


Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. **The permittee shall notify** Larry Neale **with the Colorado Department of Transportation in** Grand Junction **at** 970-248-4541 **at least 48 hours prior to commencing construction within the State Highway right-of-way.**

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X)  Date 3-25-96

This permit is not valid until signed by a duly authorized representative of the Department.

DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

By (X)  Date 4-4-96 Title Access Coordinator
(Date of issue)

COPY DISTRIBUTION:

- | | |
|------------------------|-------------------------------|
| Required; | Make copies as necessary for; |
| 1. District (Original) | Local Authority Inspector |
| 2. Applicant | MTCE Patrol Traffic Engineer |
| 3. Staff ROW | |

DATE: March 21, 1996
ACCESS PERMIT NUMBER 396051 - SHEET 2
ISSUED TO: Zane & Lori Thompson

TERMS AND CONDITIONS

1. Only one access shall be granted to this parcel and should be centered on the frontage. (EAST ACCESS HAS BEEN CHOSEN.)
2. If there are any questions regarding this permit, please contact Charles Dunn at (970) 248-7234.
3. The Permittee shall refer to all additional standard requirements on the back of this permit and any enclosed additional terms, conditions, exhibits and noted attachments.
4. This permitted access is only for the use and purpose stated in the Application and Permit.
5. The Permittee is responsible for obtaining any necessary additional federal, state and/or City/County permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee.
6. Any work within State Highway right-of-way shall begin after 8:30 A.M. and all work and equipment shall be off the highway BEFORE 3:30 P.M. each day.
7. It is the responsibility of the Permittee to prevent all livestock from entering the State Highway right-of-way at this access location. Any livestock that does enter the highway right-of-way shall be the sole responsibility of the Permittee.
8. A FULLY EXECUTED COMPLETE COPY OF THIS PERMIT MUST BE ON THE JOB SITE WITH THE CONTRACTOR AT ALL TIMES DURING THE CONSTRUCTION. FAILURE TO COMPLY WITH THIS OR ANY OTHER CONSTRUCTION REQUIREMENT MAY RESULT IN THE IMMEDIATE SUSPENSION OF WORK BY ORDER OF THE DEPARTMENT INSPECTOR OR THE ISSUING AUTHORITY.
9. Survey markers or monuments must be preserved in their original positions. Notify the Department at (970) 248-7220 immediately upon damage to or discovery of any such markers or monuments at the work site. Any survey markers or monuments disturbed during the execution of this permit shall be repaired and/or replaced immediately at the expense of the Permittee.
10. It shall be the responsibility of the Permittee to verify the location of the existing utilities and notify all utility owners or operators of any work that might involve utilities within the State Highway right-of-way. Any work necessary to protect existing permitted utilities, such as an encasement will be the responsibility of the Permittee. Any damage or disruption to any utilities during the construction shall be the Permittee's responsibility and shall be repaired or replaced at no cost to the Department.
11. Any damage to any present highway facilities including traffic control devices shall be repaired immediately at no cost to the Department and prior to continuing other work. Any mud or other material tracked or otherwise deposited on the roadway shall be removed daily or as ordered by the Department inspector.
12. Areas of roadway and/or right-of-way disturbed during this installation shall be restored to their original conditions, to insure proper strength, drainage and erosion control.

DATE: March 21, 1996
ACCESS PERMIT NUMBER 396051 - SHEET 3
ISSUED TO: Zane & Lori Thompson

TERMS AND CONDITIONS (CONT'D)

13. Any incomplete construction activity on the State Highway that must be left overnight, shall be barricaded and signed in accordance with the Manual on Uniform Traffic Control Devices and other applicable standards.
14. Open cuts which are 6 inches in depth, within 30 feet of the edge of the State Highway traveled way will not be left open at night, on weekends, or on holidays.
15. No more than 6 feet of trench areas shall be opened at any one time. Open trenches and other excavations within the State Highway right-of-way shall be backfilled and/or paved before 3:30 P.M. of each working day or be protected in accordance with the M.U.T.C.D..
16. The area around the new work shall be well graded to drain, top soiled, fertilized, mulched and re-seeded in accordance with the Department standard specifications.
17. When it is necessary to remove any highway right-of-way fence, the posts on either side of the access entrance shall be securely braced with approved end posts and in conformance with the Department's M-607-1 standard, before the fence is cut, to prevent slacking of the remaining fence. All posts and wire removed shall be returned to the Department.
18. All excavations for utility lines, culverts, trenches or tunnels shall meet the requirements of the Occupational, Safety and Health Administration (OSHA), Colorado Industrial Commission, Colorado Division of Mines or the Colorado Department of Transportation, whichever applies.
19. The access shall be constructed 35 feet wide, with 20 foot radii.
20. The access shall be constructed perpendicular to the travel lanes of the State Highway for a minimum distance of 50 feet, and shall slope down and away from the adjacent pavement edge at a rate of 2% grade for a minimum of 20 feet. If curb and gutter are present, the slope shall be calculated from pan line to pan line. Any revisions to this requirement shall be subject to Department review and approval prior to commencement of any work within the highway right-of-way.
21. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within State Highway right-of-way.
22. Pursuant to section 4.10.2 of the State Highway Access Code, the access roadway shall not exceed a maximum grade of 10 percent within the highway right-of-way, as measured 50 feet beyond the pavement edge and extending to the right-of-way line. The access vertical grade shall be designed and constructed in conformance with the Department M & S standard M-203-1.
23. The design of the horizontal and vertical sight distance shall be no less than the minimum requirements, as provided in section 4.9 of the State Highway Access Code, 2 CCR 601-1.
24. All required access improvements shall be installed prior to the herein authorized use of this access.

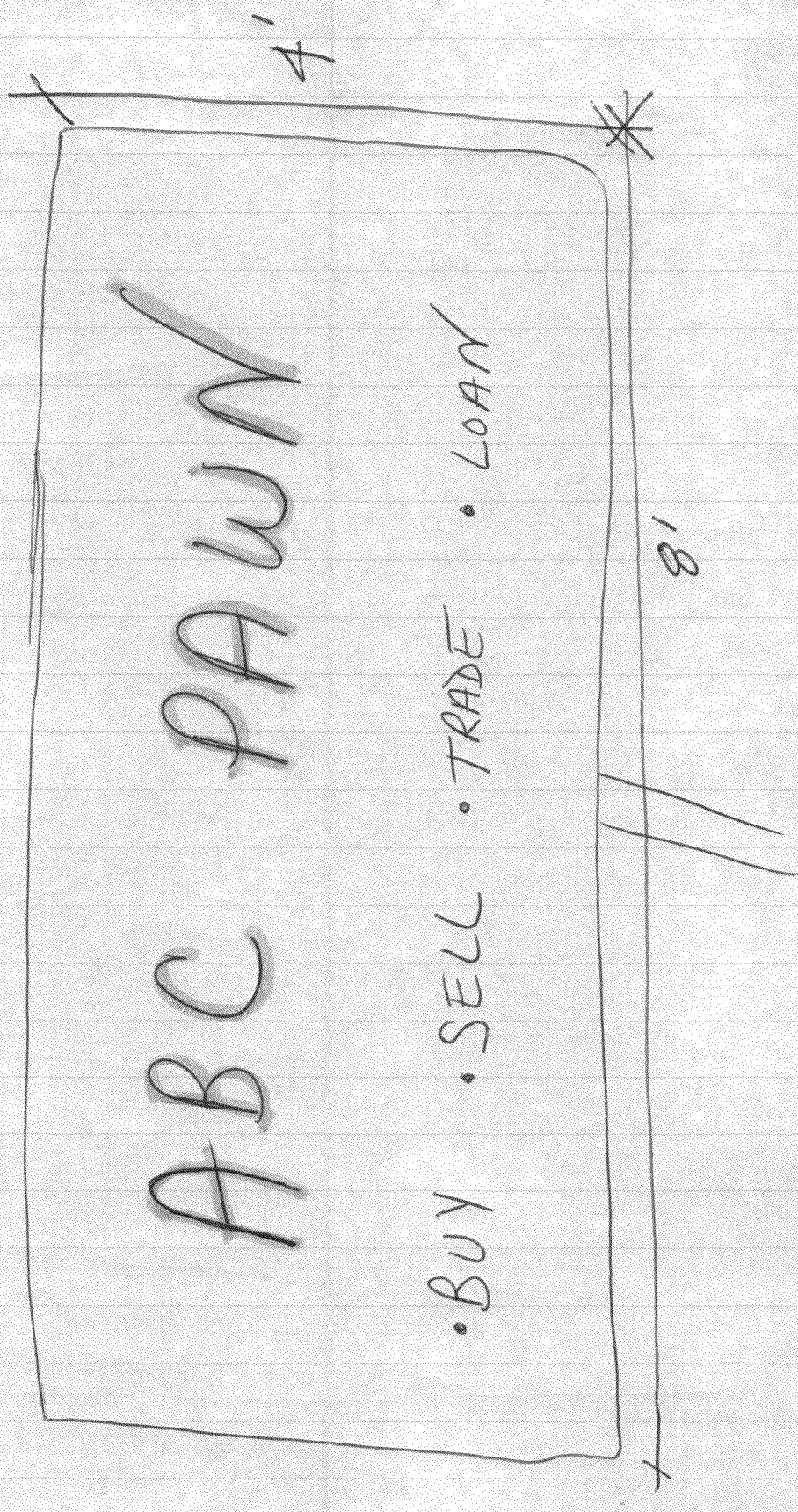
DATE: March 21, 1996
ACCESS PERMIT NUMBER 396051 - SHEET 4
ISSUED TO: Zane & Lori Thompson

TERMS AND CONDITIONS (CONT'D)

25. The access shall be surfaced immediately upon completion of earthwork construction and prior to use.
26. Compaction of subgrade, embankments and backfill shall be in accordance to section 203.07 of the Department's standard specifications with the test results sent to and approved by the Department inspector.
27. The surfacing shall meet the Department's specifications with the following material placed for final grade: 12 inches ABC, Class 1; 6 inches ABC, Class 6 and 4 inches of Hot Bituminous Pavement (Grading C or CX) placed in the following lifts: 2 - 6 inch lifts Class 1; 1 - 6 inch lift Class 6; 2 - 2 inch lifts HBP.
28. Slopes shall be at a 6 to 1 ratio on the roadway and a 6 to 1 ratio on the approach.
29. No drainage from this site shall enter onto the State Highway travel lanes. The Permittee may be required to detain all drainage in excess of historical flows on site.
30. All existing drainage structures shall be extended, modified or upgraded, as applicable, to accommodate all new construction and safety standards, in accordance with the Department's standard specifications.
31. All culverts installed in open ditches shall have flared end sections.

SKETCH OF PROPOSED
SIGNAGE

RE: PROPERTY
No: 2945-252-13013
2720 HIGH. 50



I-US I THEM = 2