



DEVELOPMENT APPLICATION

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

Receipt 3811

Date 4-5-96

Rec'd By _____

File No. SUP-96-85

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			<u>1135 N 18th St</u>	<u>P2</u>	<u>AMBULANCE SERVICE</u>
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Paul J. Mitchell

Premier Services Amb.

Dale Keeling

Name

Name

Name

580 Ronlin St

529 25 1/2 Road

2833 Quincy Ct #3

Address

Address

Address

Grand Jct., Co 81504

Grand Jct., Co 81505

Grand Jct., Co 81503

City/State/Zip

City/State/Zip

City/State/Zip

(970)-434-0946

(970)-242-2920

(970)-241-5763

Business Phone No.

Business Phone No.

Business Phone No.

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.

Dale Keeling
 Signature of Person Completing Application

4-4-96
 Date

Paul J. Mitchell
 Signature of Property Owner(s) - attach additional sheets if necessary

4-5-96
 Date

Project Narrative

Premier Services Ambulance Inc. is proposing that a special use permit be issued for an ambulance service to be located at 1135 North 18th Street to be effective May 1, 1996.

This is a privately owned service that will provide emergent and non-emergent ambulance services to the public. Premier Services Ambulance Inc. will continue operating out of the Independence Plaza location at 25 Road and Independent Ave. We wish to move our sub-station from 485 28 1/4 Road to this new location and continue serving the citizens of the eastern part of Grand Junction from this new location. This building used to house Grand Junction Fire Department personnel and equipment in years past.

The property is zoned PZ and measures approximately one hundred forty feet by ninety-five feet. Most of the property surrounding 1135 N. 18th is zoned C-2 with the property to the north being zoned RMF-64.

This location allows for very safe and easy east/west access to North Ave. The property is located near other major traffic routes as well which makes this location ideal for an ambulance sub-station.

The property at 1135 North 18th Street is a single unit office/garage capable of housing two crew members and an ambulance. All required utilities are already in place with the closest fire hydrant being approximately 150 feet from the building. Premier Services Ambulance Inc. proposes that :

- 1) The building will house one on-duty crew consisting of two employees 24 hours/day 7 days/week.
- 2) The building will house four ambulances; one will be in service with the three remaining ambulances being stored for use as needed
- 3) Emergency vehicle traffic will enter North Ave via 18th Street. We anticipate 5 to 10 emergency responses per day from this location.
- 4) All maintenance and grounds up keep will be provided by Premier Services Ambulance Inc.

The building will be used as a business location for a private ambulance service, but the primary use will be that of a crew residence which will be staffed 24 hours a day by two crew employees. There will be no type of retail sales or off-street customers. The only signs that will be needed will be "No Parking" signs which will be approximately 18"X18" and will be placed on each of the three garage doors.

REVIEW COMMENTS

Page 1 of 1

FILE #SUP-96-85

TITLE HEADING: Premier Ambulance

LOCATION: 1135 N 18th Street

PETITIONER: Premier Ambulance Service

PETITIONER'S ADDRESS/TELEPHONE: 529 25 ½ Road, #B-106
Grand Junction, CO 81505
242-2920

PETITIONER'S REPRESENTATIVE: Dale Keeling

STAFF REPRESENTATIVE: Bill Nebeker

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

CITY POLICE DEPARTMENT	4/10/96
<u>Lt. John Jackson</u>	244-3619

Looks OK to me.

CITY COMMUNITY DEVELOPMENT	4/10/96
<u>Bill Nebeker</u>	244-1447

No comment.

CITY DEVELOPMENT ENGINEER	4/22/96
<u>Jody Kliska</u>	244-1591

No comment.

To Date, no comments received from:

City Attorney

City Property Agent

SUP-96-85

Charles D. Holmes
3548 G Road
Palisade, Co 81526

Paul J. Mitchell
580 Ronlin St
Grand Jct., Co 81504

Norbert Lukas
6970 Indian Peaks Trl
Boulder, Co 80301

C. R. Brown Oil Co.
703 23 1/2 Road
Grand Jct., Co 81505

Charlene Giebler
P.O. Box 993
Palisade, Co 81526

Winell Boise
1765 Bunting Ave
Grand Jct., Co 81501

Donald L. Schafer
1745 Glenwood Ave
Grand Jct., Co 81501

II C Investments
288 W. Parkview Dr.
Grand Jct., Co 81503

Henry Lee Skinner
517 Berland Wy
Chula Vista, Ca 91910

DaWayne Martin
1712 Glenwood Ave
Grand Jct., Co 81501

Emil F. Andres
1740 Glenwood Ave
Grand Jct., Co 81501

Premier Services Ambulance
Dale Keeling
529 25 1/2 Rd. #b-106
Grand Junction, CO 81505

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

 Ms. Charlene Giebler
P.O. Box 993
547 Aspinall Ct.
Palisade, CO 81526 0993

April 12, 1996

Grand Jet Community
Development Department

Dear Sirs:

I have received your card asking my approval or disapproval on having an Ambulance Service at 1135 N. 18th Street.

I'm an adjacent property owner (across the alley North). I'm so glad to have that vacant building occupied and I think an ambulance service would be just great.

In my younger days I owned an ambulance service in Greeley, Colorado and drove our ambulance many times. It was during the polio epidemic at that time in that area and I recall driving some 18 or 19 young children from Greeley to Children's Hospital in Denver.

I'll welcome them with open arms

No Job

No Degrees

No Fame

Charlene Giebler

P.O. Box 993

Palisade, Colorado

464-5514

Retired in Body (but not in mind)
and with a Friendly Heart.

Sincerely

Charlene Giebler

CITY OF GRAND JUNCTION
GRAND JUNCTION, COLORADO

_____)	
FOR)	FINAL DECISION
)	
Dale Keeling)	SUP-96-85
Premier Ambulance Service)	
529 25 1/2 Road)	
Grand Junction, CO 81505)	

An application by the Premier Ambulance Service, requesting a special use permit to allow an emergency services facility in a PZ (public zone), affecting the real property described below, was considered administratively by the City of Grand Junction on April 22, 1996.

The real property affected by said application is described as lots 9 & 10, block 7, Elmwood Plaza, Mesa County Recorder; tax parcel number 2945-123-25-949. The address is 1135 N. 18th Street.

After considering all the pertinent data, the Administrator has approved the special use permit upon a finding that the proposal complies with Section 4-8-1 of the city's zoning code.

Uses subject to a special use permit shall be established within one year of the date of approval. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke the permit.



Bill Nebeker
Senior Planner

c: Paul J. Mitchell
Dale Keeling

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE
SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

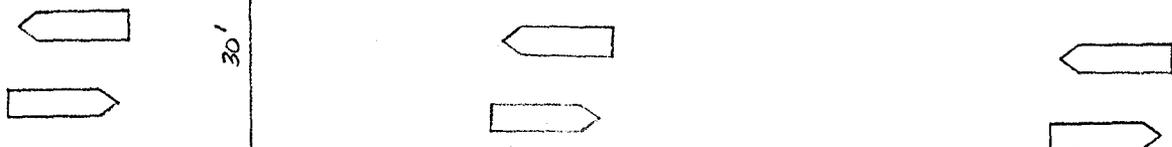
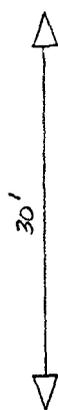
LOTS 9 & 10 BLK 7 ELMWOOD PLAZA SUB REPLAT SEC 12 1S 1W EXC S 10FT SD LOT 10

RMF-302

C-2

TIMBERS MOTEL & BAR

NORTH EIGHTEENTH STREET



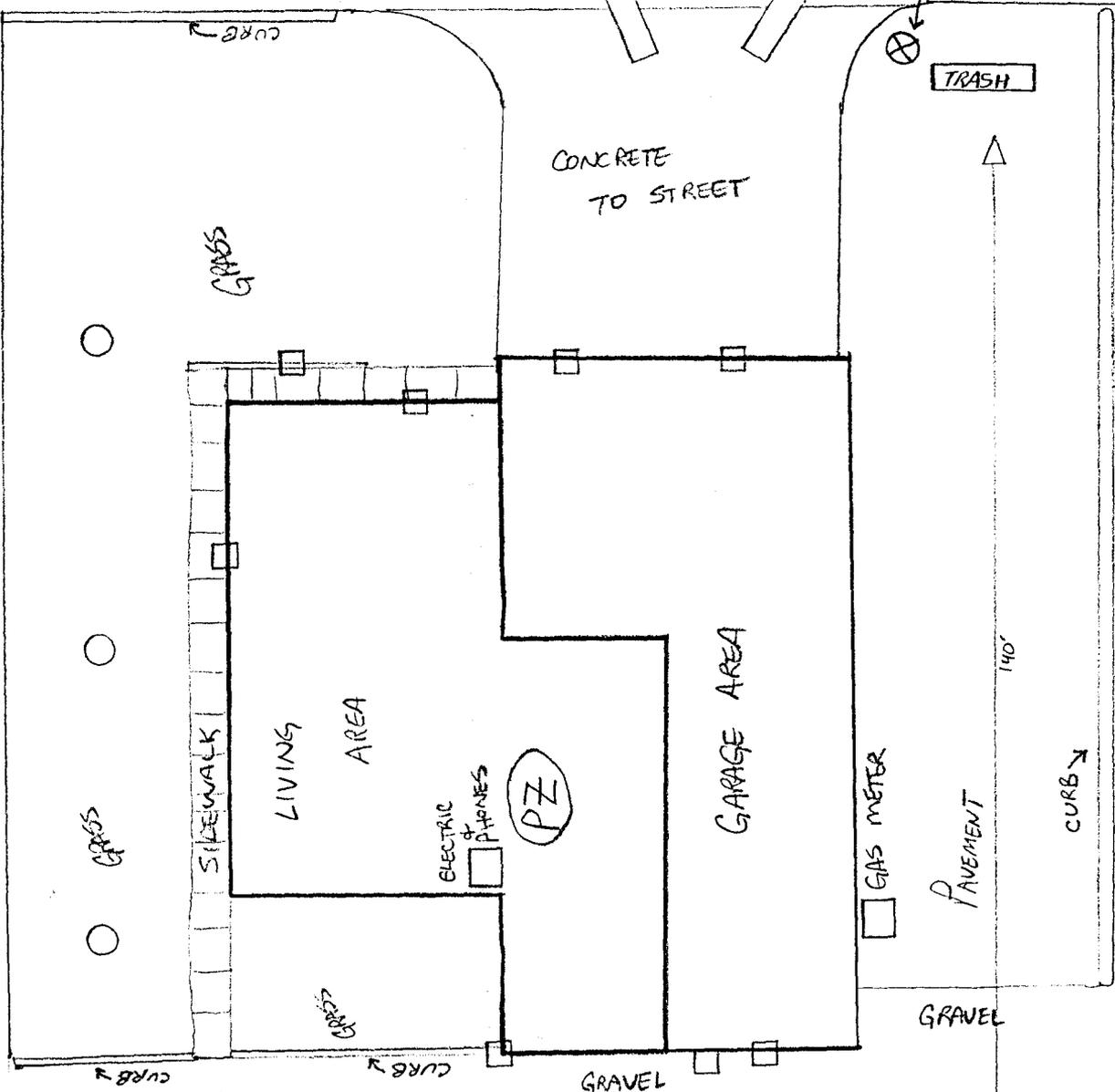
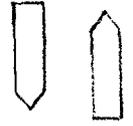
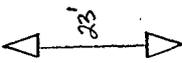
RMF-64

RESIDENTIAL

PAVEMENT

23'

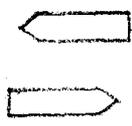
ALLEY WAY



PAVEMENT



GRAVEL PARKING



GRAVEL

140'

PAVEMENT

CURB

GAS METER

PZ

ELECTRIC PHONES

LIVING AREA

GARAGE AREA

SIDEWALK

CONCRETE TO STREET

GRASS



TRASH



C-2

GOFER GAS STATION

