

DATE SUBMITTED: 5/29/87

PERMIT # 27929

FEE \$10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1122 N. 12TH

SQ. FT. OF BLDG: 540

SUBDIVISION: GRAND VIEW Sub

SQ. FT. OF LOT: 4313

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 1

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-123-00-090

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: John Temmer

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1122 N. 12TH

RESTAURANT

PHONE: 242-5800

DESCRIPTION OF WORK AND INTENDED USE:  
Roof over Covered Patio

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F ~~10~~ S 0 R 0

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 6

PARKING SPACES REQ'D: refer to #37-85

TRAFFIC ZONE: 37

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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

DATE APPROVED: 5-29-87

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

# tropical sno™

1824 No. 12th. St.

14 MAR. 1985

CITY COUNCIL  
PLANNING DEPT.  
CITY OF GRAND JUNCTION

1038 Mike  
Albert  
1824 N12

LETTER OF INTENT

Per my phone conversation with Bob Goldin on 14 Mar. 1985

This is a formal request to waive the requirement in Rule 5-3-3 and 5-3-4d requiring the dedication of right of way before a location and building permit can be issued for a principal structure.

A group consisting mostly of lawyers own the parcel of land at 12th St. and Orchard Av. where we would like to operate a small business serving Hawaiian Shave ice. Albertsons/Skaggs is the leasor of this land and are the ones we contacted for permission to use the corner where our building presently sets. Although Albertsons are in aproval of our business, I don't feel like they would exert much effort in our behalf to aquire the needed ten feet of land for Right of Way requested bythe planning Dept. to issue us a permit to locate there.

Initial contact with one of the Lawyers that own the land indicated they would not donate the Right of Way to the City. They had no intrest wheather we were there or not. However I will continue to persue this in any way I can to get the needed property.

Without the permit to locate there we will not be able to operate, obviously. We could possibly find another location but this takes a lot of time and effort by many, as well as expense.

Not given the oppertunity to operate in this location will deny at least 8 to 12 teenagers jobs for the entire summer (which there are few of right now) as well as deny the city of the tax revenue from our sales. Granted it is a small business and won't aford the city a great deal of revenue. With the cooperation of the city we would like to have several more of these around the area and then perhaps would make a larger amount of tax revenue for the city, as well as provide much needed jobs for the young people (and some adults).

I have also been advised of the rule to move the building off the property during the Winter months we aer not in operation, aprox. 5 Mo. per year. I would also like to get a waiver of this rule considering the fact that none of the Merchants, or people living around our area, that I know of, have any objections to our staying there. The building is attractive and kept clean, much more so than the paper collection buildings that seem to stay year around.

# tropical sno<sup>TM</sup>

1824 No. 12th. St.

Page 2

To move the building requires the unhooking of Public Service and hookup again in the Spring as well as additional expense to us.

I would be willing to move the building anytime it would be necessary due to street widening or construction of some kind, or any reason necessary.

Since the City is not in immediate need of the Right of Way and has the power to condemn to acquire, I can't see the harm in issuing the needed permit at this time.

We are willing to cooperate with any reasonable request and feel that our request is not unreasonable.

If I can answer any questions or be of any help please feel free to call. My phone number is 242-2030 and our partner Ebeadean Johnson can be called at 242-5036.

Lawrence. E Sumner

