

DATE SUBMITTED: 8/31/87

PERMIT # 28537

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2490 Hwy. 6350

SQ. FT. OF BLDG: 1500 <sup>sq ft</sup>

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

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

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

TAX SCHEDULE NUMBER:  
2945-09400045  
~~2945-09400149~~

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: SUNDANCE MOTORS

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2490 Hwy 6350

Retail sales

PHONE: 243-4333

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

DESCRIPTION OF WORK AND INTENDED USE:

ADDITION TO SHOP BLDG.

\*\*\*\*\*  
**FOR OFFICE USE ONLY**  
\*\*\*\*\*

ZONE: C-2

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

SETBACKS: F 55' S 0 R 0

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

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 9

PARKING SPACES REQ'D: Area equal to 10% of display area

TRAFFIC ZONE: 9

LANDSCAPING/SCREENING: 75% of the first "5 feet"

along the street frontage (or other location if agreeable to Planning Dept.)

SPECIAL CONDITIONS: Parking & landscaping must be provided before CO is issued

\*\*\*\*\*  
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.)

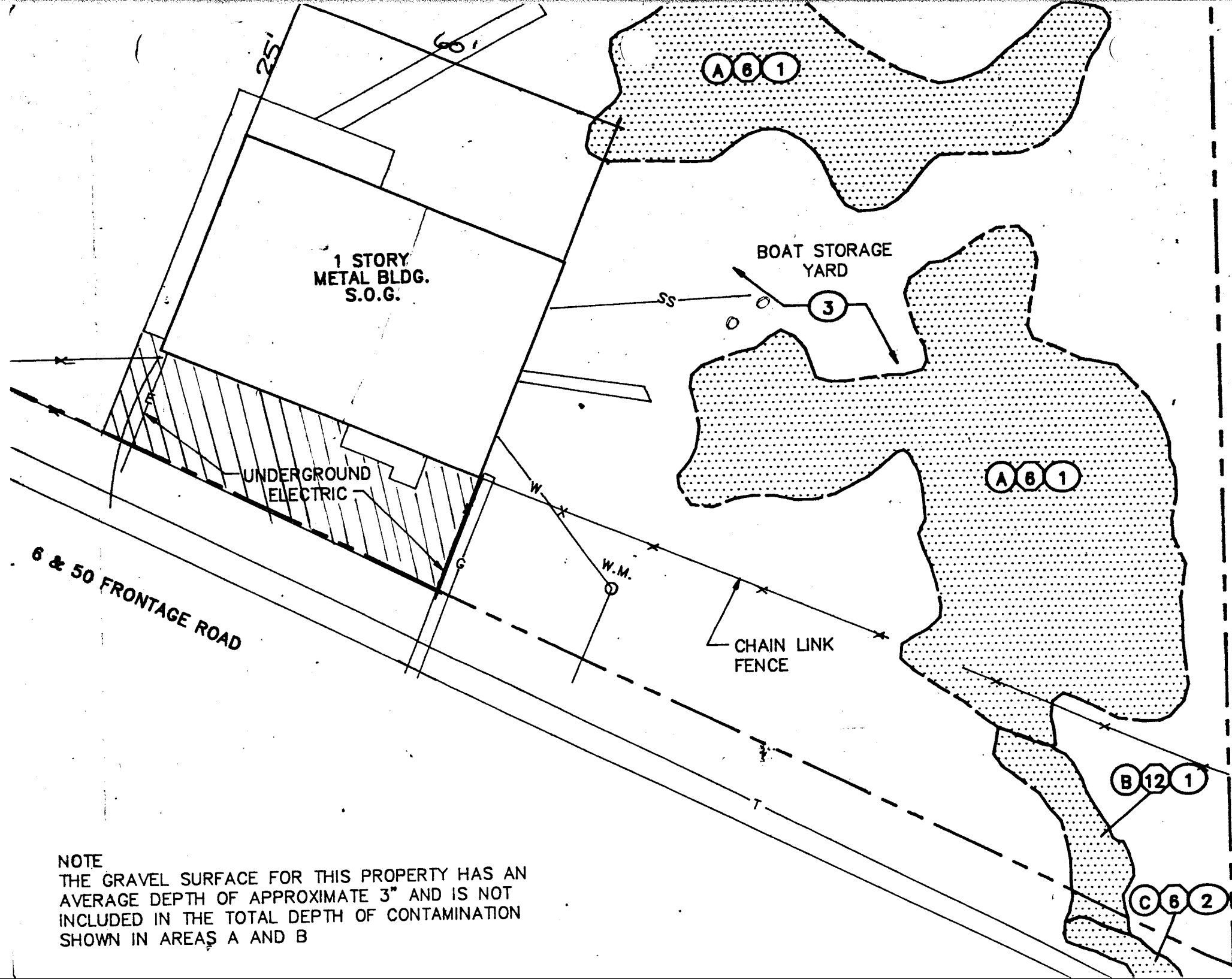
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 8/31/87

APPROVED BY: Kathy Portner (per Mike Sutherland)

[Signature]  
SIGNATURE



NOTE  
 THE GRAVEL SURFACE FOR THIS PROPERTY HAS AN  
 AVERAGE DEPTH OF APPROXIMATE 3" AND IS NOT  
 INCLUDED IN THE TOTAL DEPTH OF CONTAMINATION  
 SHOWN IN AREAS A AND B

Kathy I don't think  
we ever got a C.O. for  
this. No landscape was  
installed.

ent  
2668

June 29.

They claim that not all of  
the frontage is theirs, so  
ldscap. Calc. may need  
revision. MS

Mr. Mike McCallum  
Sundance Marine  
2490 Hwy 6&50  
Grand Junction, CO 81505

CERTIFIED

Dear Mr. McCallum:

In August of last year we met at your site to discuss approval for the building permit and the addition to your building. At that time you agreed to certain site improvements that remain incomplete, and that is why I'm writing.

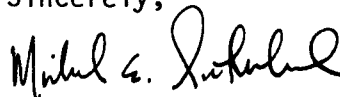
One of the requirements for approval was that a landscape area would be designed to be constructed along the frontage of your property. Based on frontage of approximately 225', your landscape requirement is 844 square feet. As I explained there is some flexibility in where it can be located and how it is designed, but the square footage is a minimum that must be met.

You agreed to submit a detailed site plan for landscaping if I would go ahead and release the building permit clearance. The addition has been completed and in use for quite some time, but no certificate of occupancy (C.O.) has been released by the Mesa County Building Department or City Planning. Continued use of that structure is in jeopardy if the requirements are not met and the C.O. released.

You made a commitment, Mr. McCallum, which I hope you will follow through on without further action by our department. Please submit a detailed plan by mid-July in order to begin completion of these outstanding requirements as soon as possible.

If I can be of assistance or answer questions, please contact me. Your cooperation is greatly appreciated.

Sincerely,



Michael E. Sutherland  
Senior City Planner

MES/tt

Sundance Map E 2490 HWY 6 & 50

243-4333

8-31-87

Mike McCallum will bring in site plan  
w/ addition shown.

This total sq. ft. of Idsp. is 75% of 5'  
x 225' (1,125) frontage = 843.75 sq. ft.

He will submit a <sup>more</sup> detailed site plan showing  
parking and Idsp. locations.

No C.O. until all site reqs complete.

frontage = 225 - 230' along HWY  
(scaled from Assessor's Map)

(Assessor's file indicates 2496 as the address which doesn't  
agree with surrounding addresses.)



Site check 8/14/89 by km  
Plants had adequate law  
plants in them.



Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

August 3, 1989

Robert Turner  
599 25 Road  
Grand Junction, CO 81505

Dear Mr. Turner:

We have received the C.O. for 2496 Hwy 6 & 50, Grand Mesa Marine. A site check of the property confirmed that the required landscaping is still lacking. Three planter areas have been installed along 25 Road, but need upgrading. Before we will release the C.O. those three planters must be landscaped following a plan approved by this Department.

Please be advised that Section 305 and 307 of the Uniform Building Code, 1985 Edition, (copy attached) requires that a certificate of occupancy be issued before a building is occupied. You are presently in violation of Section 307 as the building has been occupied for some time.

The landscaping must be installed by August 25, 1989 in order to continue occupying the premises. The landscaping plan must be approved by the Planning Department prior to installation. Failure to comply will result in a summons to Municipal Court.

If you have any questions please contact me at 244-1446. We appreciate your prompt cooperation in this matter.

Sincerely,

Kathy Portner  
Planner

/kp  
Attachment

xc: Bob Lee, Building Department  
Dan Wilson, City Attorney

**CERTIFICATE OF OCCUPANCY**

**BUILDING DEPARTMENT  
CITY OF GRAND JUNCTION  
(OR MESA COUNTY)**

PERMIT # 26487

DATE May 7, 1987

PERMISSION IS HEREBY GRANTED TO Grand Mesa Marine TO OCCUPY THE

BUILDING SITUATED AT 2496 Hwy 6 & 50

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ FILING \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

0-069

oom addition

BY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Bob Lee by T.K.

The new owners should be req'd to upgrade the 3 planters that McCallum installed, but we probably can't get additional landscap. areas.

M.S.