

DATE SUBMITTED: 15 AUG 88

PERMIT # \_\_\_\_\_

FEE \$ 20.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1110 NORTH 6TH

SQ. FT. OF BLDG: 4500

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

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

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

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-113-00-006

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: TERRY BOGGS

USE OF ALL EXISTING BUILDINGS:  
Teen Club

ADDRESS: 604 N AV 81501

PHONE: 303/243-1081

DESCRIPTION OF WORK AND INTENDED USE:  
8' PERIMETER STRUCTURE FOR  
PATIO

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

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### FOR OFFICE USE ONLY

ZONE: R-1

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

SETBACKS: F 25' from center line on property line  
S 0 R 0

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

MAXIMUM HEIGHT: 8'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: see attached letter

TRAFFIC ZONE: 34

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

SPECIAL CONDITIONS: see attached  
letter of approval file # 22-87

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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 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 RESUL IN LEGAL ACTION.

DATE APPROVED: 8/15/88

APPROVED BY: Kathy Postma

Terry Boggs  
SIGNATURE



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

August 5, 1988

Mr. Terry Boggs  
North Avenue Cleaners  
604 North Avenue  
Grand Junction, CO 81501

RE: The Flamingo Bay Beach Club Outdoor Patio  
1110 N. 6th Street (2945-113-00-006)

Dear Mr. Boggs:

Your proposal as presented in the narrative titled "The Flamingo Bay Beach Club Outdoor Patio" dated July 27, 1988 and the attached site plan has been reviewed by this department. Although the proposal is an allowed use in the C-1 zone, there were other concerns that needed to be addressed.

Our major concern continues to be the off-street parking. The proposed patio will delete 18 of the spaces shown on the approved site plan for the Club. However, we understand this is a unique business as it relates to parking needs and that, thus far, is has not been a problem. The patio will be allowed with the condition that if parking becomes a problem the owner will take steps to alleviate it.

The other concern is the hours of operation and the noise generated from an outdoor facility. The developer should be aware the facility is near a residential neighborhood and should respect the residents by keeping the noise level to a minimum.

The C.O. will not be issued until the parking lot is restriped and the proper signage put up along Glenwood Avenue. All other concerns have been addressed through contacts with other businesses and departments.

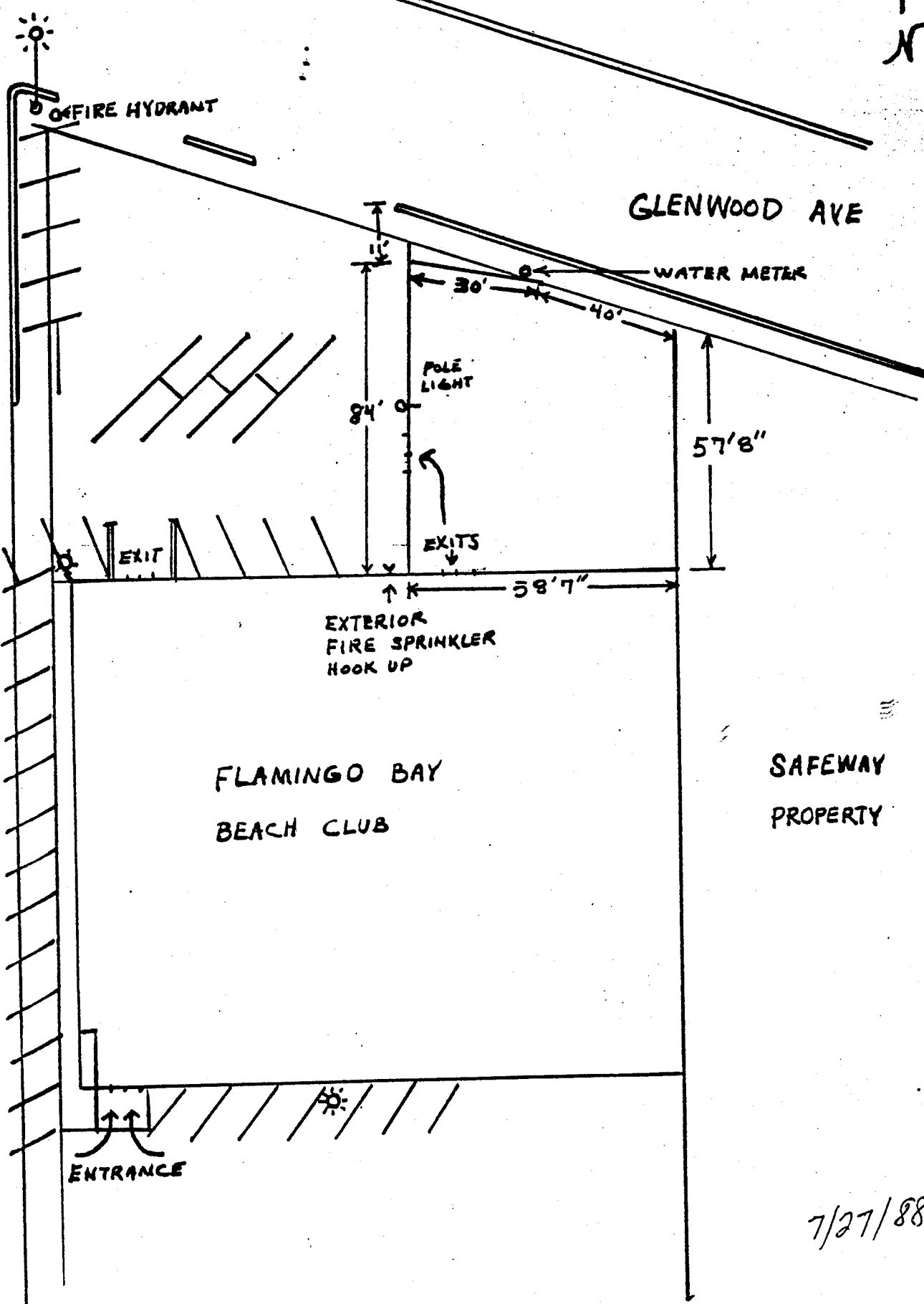
We wish you luck with your expanded facility.

Sincerely,

Kathy Portner  
Planner

/kp

GRAND JUNCTION  
HIGH SCHOOL



FIRE HYDRANT

GLENWOOD AVE

WATER METER

POLE LIGHT

84' 0"

30'

40'

57' 8"

EXIT

EXITS

58' 7"

EXTERIOR  
FIRE SPRINKLER  
HOOK UP

6TH  
AVE

FLAMINGO BAY  
BEACH CLUB

SAFEWAY  
PROPERTY

ENTRANCE

7/27/88