

DATE SUBMITTED: April 11, 1989

PERMIT # 32557

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 201 North Avenue

SQ. FT. OF BLDG: 672

SUBDIVISION: City of Grand Junction

SQ. FT. OF LOT: 21,750

FILING # _____ BLK # 10 LOT # 1-6

NUMBER OF FAMILY UNITS: none

TAX SCHEDULE NUMBER:
2945-142-02-011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None at this time. Tore down old motel and restaurant.

PROPERTY OWNER: Thomas L. Goerke
P. O. Box 4155

USE OF ALL EXISTING BUILDINGS: A UBC approved sales office for temporary use only will be placed on property

ADDRESS: Grand Junction, Colorado 81502

PHONE: Work 245-4664 Home 245-6456

DESCRIPTION OF WORK AND INTENDED USE:
Curb repair and sidewalk on North Ave. Curb cut and sidewalk on 2nd Street

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

FOR OFFICE USE ONLY

NE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 55' CL. NORTH S 25' CL. 2ND R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 3

PARKING SPACES REQ'D: 10% of display area

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING:
1030 square feet.

SPECIAL CONDITIONS: See attached letter dated 4/12/89 thanks to Goerke

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: 4/12/89

APPROVED BY: James J. [Signature]

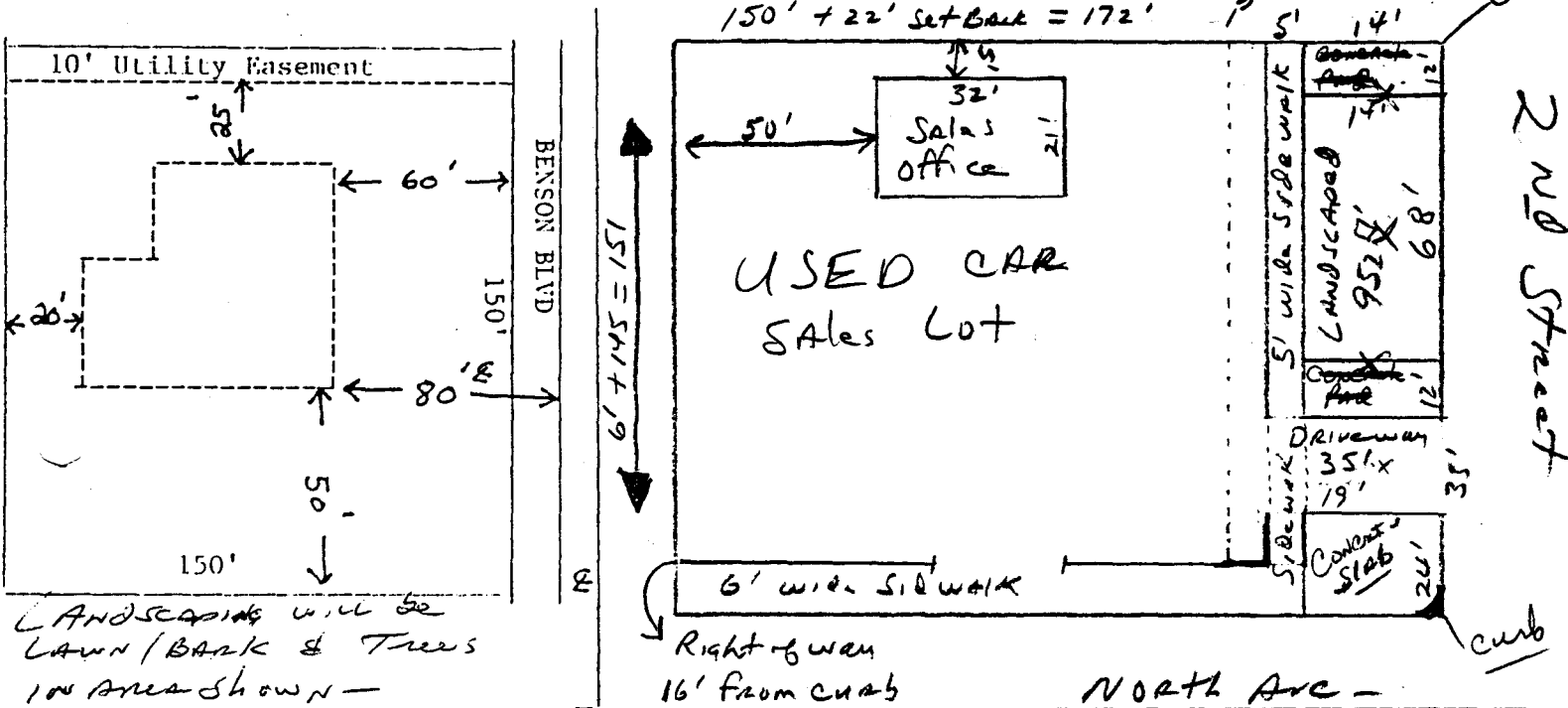
[Signature]
SIGNATURE

**MESA COUNTY APPLICATION
FOR A
PLANNING CLEARANCE**

In the box provided below please draw a plot plan showing the following:

- 1) An outline of the property lines with the dimensions of the parcel:
- 2) An outline of the proposed structure with dotted lines:
- 3) Indicate the distance from the proposed structure to the front, sides and rear property lines:
- 4) Indicate all easements or rights-of-way on the property:
- 5) Draw all other existing structures on the property:
- 6) Identify all streets touching the property:

EXAMPLE



| | | | | | |
|--------------------|---|------------------|---|---------------------|---------------|
| Zone _____ | Setbacks | Front <u>16'</u> | Side <u>0</u> | Side <u>22</u> | Rear <u>0</u> |
| | | <u>NORTH AVE</u> | <u>EAST SIDE</u> | <u>2ND ST</u> | <u>ALLEY</u> |
| Flood Plain | yes <input type="radio"/> no <input checked="" type="radio"/> | Parking Plan | yes <input type="radio"/> no <input checked="" type="radio"/> | <u>NOT required</u> | |
| Geologic Hazard | yes <input type="radio"/> no <input checked="" type="radio"/> | Landscaping Plan | <input checked="" type="radio"/> yes <input type="radio"/> no | _____ | |
| Variance _____ | | Drainage Plan | <input checked="" type="radio"/> yes <input type="radio"/> no | _____ | |
| Census Tract _____ | | Driveway Permit | <input checked="" type="radio"/> yes <input type="radio"/> no | _____ | |

Special Conditions: CURB CUTS & SIDEWALK ON NORTH AVE - ARE IN OR BEING WORKED ON - 2ND STREET SIDEWALK & LANDSCAPING WILL BE APPEALED. SOME LANDSCAPING WILL BE INSTALLED NO MATTER WHAT - Lot will be overlaid with 4" SAND & GRAVEL - DUST FREE PRODUCT will be used - Spec's to follow from manufacturer when available

Approved by _____
Date _____



April 12, 1989

Tom Goerke
P.O. Box 4155
Grand Junction, CO 81502

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Re: 201 North Ave.

Dear Tom:

I have reviewed your request for a Planning Clearance for the proposed used car lot at 201 North Ave. The issuance of the planning clearance includes the construction of the sidewalk on 2nd Street and North Ave., the installation of landscaping as shown on the plan, and the application of a dust-free material to the parking lot. The landscaping as shown on the plan is approved with the stipulation that at least 3 trees and 3 shrubs be planted in the landscaped area.

I understand your concerns with some of the development requirements. However, city staff is not empowered to grant variances to the development code. I outlined in my April 7 letter to you the steps that you needed to follow to request any variances that you desire.

The only way that we will be able to issue a certificate of occupancy for this development prior to the required improvements being placed is if you provide the city with a guarantee that the improvements shown on the approved plan will be constructed by a date certain. I suggest that you and I meet with the City Attorney to discuss what options are available to you to provide a guarantee that the City finds sufficient. In order to do this, you will have to have a reasonable estimate of the costs to provide the improvements for which you are seeking a variance.

Sincerely,


James L. Shanks
Director of Public Works & Utilities

xc: Mark Achen
Dan Wilson
Don Newton
Karl Metzner
Andy Anderson

planning clearance/file

To: Jim Shanks

From: Karl Metzner

Re: Proposed site plan at 201 N. Ave

I have reviewed the proposed plan and Mr. Coerke's letter of 4/11/89. The site plan looks acceptable except for the following items.

① I don't understand the proposal for the two 12' concrete pads on each side of the landscaped area. If these pads were deleted and added to the landscaped area Mr. Coerke could fully satisfy his landscape requirements.

② The dotted line shown as a "setback" from 2nd street is not a setback but the property line.

③ Since both the landscaping and the sidewalk would be within the 2nd street right-of-way, they could not be affected by any future construction on the site.

Thus, there seems no reason not to install these improvements now.

④ We discourage the use of planters for landscaping. If planters are used the square footage of each planter should be calculated to arrive at the total landscape requirement.

⑤ Mr. Coerke's letter states that there was no landscaping previously on the site. This is incorrect. There were a number of street trees along the second street frontage. These were cut down when the motel was demolished.

⑥ Normally a specific land scape plan as described in section 5-6-6 of the zoning and development code is required.

⑦ The north Ave property line is shown as 6' from the curb. Our records show that it is 10' from the curb.