

DATE SUBMITTED: 11/17/92
12/15/92

12/23/92

PERMIT NO. ~~43804~~ 43804

FEE \$ PAID w/ site
PLAN Review Fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1145 NORTH AVE

SQ. FT. OF BLDG: 1800 SF

SUBDIVISION NA

SQ. FT. OF LOTS 16,312 SF

FILING # _____ BLK # 1 LOT # 9-123
WEST 20913

NO. OF FAMILY UNITS: NA

TAX SCHEDULE # 2945-141-06-006
-005

NO. OF BUILDINGS ON PARCEL BEFORE THIS
PLANNED CONSTRUCTION: Two

OWNER EDWARD RANDALL

USE OF EXISTING BUILDINGS:

ADDRESS 5005 WHEENTREE ROAD, HUNTSVILLE

RENOVATION OF EXISTING 2 1/2 STORY EDICULE
SHOP.

TELEPHONE: 2 FRANKS CONSTRUCTION
434-9093

DESCRIPTION OF WORK AND INTENDED USE:
DEMO EXISTING HOUSE, REMODEL AND
POINT SHOP.

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE C-1

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: 2 TRAFFIC ZONE: 36

MAXIMUM HEIGHT _____

PARKING REQ'MT See PLAN

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:
All Review Agency Summary Sheet Comments
MUST BE ADEQUATELY ADDRESSED PRIOR
to ISSUANCE of Certificate of Occupancy

See PLAN

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.



Department Approval

 STANC. KUSEK

Applicant Signature

12-23-92

Date Approved

11/17/92

Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

STAFF ANALYSIS:

REVIEW COMMENTS:

1. **SIGNAGE:** Total signage allowed for the parcel is 170 sq ft
Building sign allowance is 60 sq ft
Freestanding sign allowance is 170 sq ft

a.) The signage as proposed requires a variance to allow the second wall sign proposed at 29 sq ft. Staff supports the variance since there is adequate sign allowance for the two 29 sq ft wall signs proposed. The variance is required because the code does not allow the transfer of 50% of the sign allowance from one side of the building to the other side of the building. The code only specifies the allowance of transferring 25% or 100%. Please Jan Koehn at 244-1593 for information regarding the process for requesting a variance.

b.) It is unclear in the submittal as to whether the proposed "roof" signs are really roof signs or wall signs? This needs to be made clear.

2. **LANDSCAPING:** Total landscaping required is 650 sq ft.

Proposed landscaping is 809 sq ft on site plus additional landscaping in the ROW.

a.) We recommend more plants to better cover the landscaped area and not have so much mulch showing.

b.) The plant choices proposed are good and acceptable.

c.) 3 inches (depth) of mulch is needed.

d.) The number of trees as proposed is adequate. We always encourage more.

3. **PARKING:**

a.) Need to know the number of seats in the restaurant to determine the number of parking spaces required.

b.) The east driveway needs to be reconstructed to match proposed plan. New sidewalk is required along the entire frontage of the property and must meet current standards.

c.) additional parking blocks and striping is needed to discourage parking along the Arby's lot east of the building.

d.) The dumpster location may need to be moved depending upon the type proposed since access for the proposed location for City vehicles is questionable. At the proposed location a roll out style into the alley may be required. Contact Public Works.

4. **CITY UTILITY ENGINEER COMMENTS:**

a.) **WATER** - Existing services are adequate.

b.) **SEWER** - Estimated seating capacity for the proposed use shall be submitted for the purpose of establishing Plant Investment Fees and sewer service charges. In addition, number of employees is also requested for the same purpose. An E.Q.U. of 1.9495 will be credited to the business.

*28-30 seats
3 employees AT
ONETIME*

REVIEW COMMENTS FOR
TCBY YOGURT
12/22/92

The following review comments relate to corresponding numbered red-lines found on the attached prints and drainage report.

1. On-site curbing should align with or be inside of curb cut openings. Either widen the driveway entrance, or move curbing over to line up.
2. Outside of driveways, 5' sidewalk is required along the full North Avenue frontage.
3. Striping is required to set areas apart from regular parking in order to prevent confusion or congestion.
4. Since only a painted stripe instead of directional curbing is proposed to guide traffic, a "No Parking" sign is recommended.
5. A "Motorcycles Only" sign may be helpful to prevent automobile parking in an odd-shaped parking area.
6. Detail the 6" and 8" ribbon curb. Will it simply be concrete and tack oil on asphalt?
7. The proposed dumpster site may or may not be acceptable depending upon dumpster type. It must be accessible for trash pickup. Please consult with Rob Laurin of the City at 244-1570 to discuss possibilities.
8. Given the type of proposed development, the close proximity to the school, and areas on-site where cars may not park, it would appear beneficial to have a bike rack. Has this been considered?
9. The "V" notch weir may require slight design change pending revision of the drainage report.
10. Please show the sewer tap location.
11. Detention volume required is deficient, because it is based upon an average outflow which is the maximum release allowed, which is not feasible with the V-notch weir design as proposed. Use the basic relationship concept presented in the city drainage manual, where average outflow occurs at average volume (between zero and the maximum ponded), which for a bottom shaped like the parking lot, could be estimated to be at approximately 67% of maximum depth.
12. This approach to the Modified Rational Method does not address T_c shifts. Use the method presented in the City drainage manual.

13. Detention basins are designed for a dual recurrence interval; that is, for 2 and 100 year runoff conditions. The 2 year release and direct runoff rates have not been considered and compared to historic. Normally, they should be; however, for this site the small flows are academic, and the 2 year release analysis need not be addressed.

Reviewed by: Gerald Williams, Development Engineer

cc: David Thornton
Don Newton