

FEE \$ 105.00 paid ✓
46731

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

124 93

BLDG ADDRESS 1059 NORTH AVE #A

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1650

Original Do NOT Remove From Office

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 6600

FILING _____ BLK 2 LOT 16

NO. OF FAMILY UNITS 0

TAX SCHEDULE NO. 84-1743155

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER BRAD L. WEBB

USE OF EXISTING BLDGS PRINTING, VIDEO, CONSIGNMENT

ADDRESS 591 ELKHART LN. GT 8150A

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 434-4791

PIZZA PRODUCTION & DELIVERY

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE C-1

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear _____ from property line

Parking Req'mt (see analysis in file) Existing

Maximum Height _____

File Number #124-93

Maximum coverage of lot by structures _____

Special Conditions: Signage trap required unless waived by

Landscaping/Screening Req'd Recommend Land-

Perusing Plant Inv. Fee will be based on a "Fast Food

scaping along North 11th

Take out # of employees, with a minimum of \$750

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 [Signature]

Applicant Signature Brad L Webb

Date Approved 10/25/93 10/12/93

Date 10/8/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

Parking Analysis

Required Parking

Levis Store-- <u>1100 sq.ft. sales area</u> 200 sq.ft.	=	5.5
Air Time Video-- <u>1200 sq.ft. sales area</u> 200 sq.ft.	=	6.0
Print Shop-- <u>1600 sq.ft. gross</u> 300 sq.ft.	=	5.3
Pizza Shop-- <u>1600 sq.ft. gross</u> 60 sq.ft.	=	26.0

The parking requirement applied to the pizza shop is for Eating Establishments with No Seating. It does not take into account businesses that have delivery service. While the proposed pizza business does allow for walk-in business, the applicant estimates that portion of the business will only constitute 3% of total sales. The primary operation is pizza delivery. Also, they will not be selling pizza by the slice which further reduces the likelihood of walk-in business.

There are 24 on-site parking spaces available. According to the above calculations, a total of 17 spaces are needed for the other 3 businesses in the complex leaving 7 spaces for the pizza business. The business also have varying hours and differing peak times as shown below:

<u>Levis Store</u>	<u>Print Shop</u>	<u>Airtime</u>	<u>Blackjack</u>
M-F 10:30-5:30	M-F 8:00-5:30	M-Sat. 10-9:00	Su-Th 11-12:00
Sat 10:30-4:30	Sat 9:00-1:00	Su 12:00-8:00	F-Sa 11-1:00 a.m.
Peak Hours--None	12:00-4:00	5:00-7:00	6:00-9:00

Given the unique nature of the proposed pizza business and the opportunity for shared parking, the existing 24 spaces are adequate to meet the parking requirements for the complex. New tenants in any of the units or change in operation of any of the existing tenants will require re-review of the parking situation.