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|-----------------|-----------------|
| FEE \$ | 5 ⁰⁰ |
| TCP \$ | - |
| DRAINAGE FEE \$ | - |

| | |
|-----------------|-------|
| BLDG PERMIT NO. | |
| FILE # | 56413 |

PLANNING CLEARANCE

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

Grand Junction Community Development Department



3021-3227

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 599 25 Road TAX SCHEDULE NO. 2945-091-06-003

SUBDIVISION Monument Commercial Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION n/a

FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 3,300 square feet

(1) OWNER F & 25 Road LLC NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 336 Main St., Suite 201 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 241-4457 (Mike Sutherland) USE OF ALL EXISTING BLDGS Commercial-service business

(2) APPLICANT CWK, Inc. dba Comet 1 Hr. Cleaners & Shirt Laundry DESCRIPTION OF WORK & INTENDED USE: demo. partitions

(2) ADDRESS 3211 Northridge, G.J., CO 81506 and add new partitions, ext. windows & 1 door

(2) TELEPHONE 241-3472 (h) 245-3300 (w)

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

ZONE C-2 THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: all interior
(no change in parking requirements)

Maximum Height _____ CENS.T. 90 T.ZONE 97 ANNEX # _____
Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Yordan L King Date 4/26/96

Department Approval Gonnie Edwards KA Date 4/26/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NA / not on sewer yet

Utility Accounting Willie Fowler Date 4-26-96

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PROJECT NARRATIVE

599 25 ROAD

The building at the southwest corner of the 25 Road and Patterson Road intersection, known as the Alco Building, and most recently used for a shoe repair business (Mr. Cobbler) has been leased from the owners, subject to issuance of a planning clearance. The proposed use is for **Comet 1 Hour Cleaners and Shirt Laundry**.

The applicant, Mr. Gordon King of CWK, Inc., plans to utilize the building with only minor interior demolition and relocation of partitions. Additionally, several windows will be added on the north side, along with a customer service door where the existing drive-up window is located.

The building contains a total of 3,300 square feet and is located in a C-1 zone, thereby requiring eleven (11) parking spaces. The existing landscape planters will be refurbished with new bark ground cover and six (6) new shrubs. A hose bib is located on the east side of the building directly adjacent to the landscape planters. A plan showing the site details is attached along with an application for a planning clearance.

The previous property owner has agreed to pay the Sewer Plant Investment Fee, so the building will be connected to the sewer line in 25 Road. Following installation of the new line, the area of deteriorated pavement will be replaced and a seal coat will be applied to all existing pavement. New parking stripes and delineation will be applied.

The owners, F & 25 Road LLC, plan to further develop the remaining property during the next 6 to 12 months, but will carefully design the overall site concept prior to submittal. Meanwhile, it is paramount to accommodate the **Comet 1 Hour Cleaners** and Mr. King.

The owners recognize that any additional development, or a change of use from the current "service business" category, will require a full plan review by the Grand Junction Community Development staff.