

Planning \$ <u>#500</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>73675</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

2696-4170

BUILDING ADDRESS 1059 N. Ave

SUBDIVISION CITY

FILING BLK 12 LOT 13-16

OWNER Robert + Nancy Black

ADDRESS 578 Heidel st

TELEPHONE 243-9648

APPLICANT CAME

ADDRESS "

TELEPHONE "

TAX SCHEDULE NO. 2945-141-05-020

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

SQ. FT OF EXISTING BLDG(S) 11250^{sq} INLT

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS CD STOR

DESCRIPTION OF WORK & INTENDED USE:
INTERIOR RENOV
TANNING SALON / 16 FEET

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

Step wall w/ 3.75 in. max EQW
Sufficient for this calculation

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

PARKING REQUIREMENT: SATISFIED

SPECIAL CONDITIONS: SEE ATTACHED

CENSUS TRACT 2 TRAFFIC ZONE 34 ANNEX _____

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 Grand Junction 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 [Signature] Date 1-4-00

Department Approval [Signature] Date 1/4/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.	<u>N/A</u>
Utility Accounting	<u>[Signature]</u>		Date	<u>1/4/00</u>

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

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



P.O. Box 621983
 Littleton, CO 80162-1983
 Corporate Office: (303) 948-1717
 Corporate Fax: (303) 948-1616

PROPERTIES. L.L.C.

To: Ronnie Edwards
 Fax: 970-526-4031

From: Paul Naftel

Date: December 1, 1999

Re: 1059 North Avenue

Joe
 ATTACH TO 1059 NORTH
 AVENUE.
 PROPERTY'S NAME IS
 TANNING SALON

	Premises Size	Wholesale/Retail	# of Employees Largest Shift	Parking Spaces
Good Used Jeans	1625	50%/50%	1-2	
Hole in the Wall T-Shirts	1625	90%/10%	2	
Blackjack Pizza ¹ (Delivery, Take Out, No Sit Down)	1625		4	
Vacant ² (Proposed Tanning)	1625			
TOTALS³	6500			20

Please call with any questions you may have 303.948.1717.

Notes:

1. 95% of business of Blackjack is delivery.

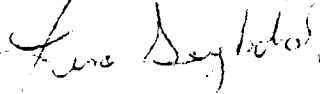
2. See letter attached.

3. In 1992, 75% of the building was restaurant (Greek Restaurant and Deli).

Dear Paul Maspej,

Regarding the rental property located at 1059 North Avenue. I intend to open a tanning salon with 6 tanning beds. I already operate a tanning salon at a different location and I do business by appointment. At my tanning salon I operate 9 tanning beds, parking space for current business averages 6 to 7 spaces. If you have any questions please contact me at (970) 263-7791.

Thank you,



Lisa Seybold

1059 NORTH AVE

BUSINESS	Hours of Op	Peak Hours
Good Used Jeans	10-6pm	-
Hole in the wall	9:30-5:30pm	-
Black Jack	10am - MIDNIGHT	5pm - 8pm
Tanning	8am - 9pm Lago	from 5-9pm - 50-60% occupancy before 5pm - 20% occupancy.

PARKING REQUIREMENTS

Good used jeans - 7 spaces 10-6pm
Hole in the wall - 3 spaces 9:30-5:30pm
Black Jack - 9 spaces - 5-8pm
Tanning -

→ 20% occ before 5 pm 2 spaces
→ 60% occup from 5pm to 9pm @ 5 spaces.

→ WORST CASE IF EVERY ONE IS RUNNING @ PEAK CAPACITY
WE WOULD REQUIRE 24 SPACES.

- 20. Medical/Dental Offices Four spaces for each doctor or dentist on duty during the busiest shift
- 21. Restaurants One space per each three seats (designed seating capacity)
- 22. Eating Establishments with No Seating One space per 60 square feet of gross floor area with a minimum of 10 spaces
- 23. Bars/Nightclubs One space per each two persons (design capacity)
- 24. Mortuaries One space per each five persons (designed seating capacity)
- 25. Libraries, Museums, Art Galleries and Similar Uses One space per 1,000 square feet of gross floor area
- 26. General Retail Sales One space per each 200 gross square feet sales area (includes employee parking)
- 27. Showroom Sales One and one-half spaces per 1,000 gross square feet (includes employee parking)
(e.g., furniture/appliance)
- 28. Plant Nurseries or Greenhouses One space per 1,000 gross square feet of indoor display, retail and greenhouse area open to the public
- 29. Service/Repair Business One space per each 300 square feet of gross floor area (includes employee parking)
(e.g., animal hospitals, dry cleaners, and small item repair shops)
- 30. Laundromats One space for each three washing or drying machines, whichever is greater
- 31. Beauty/Barber Shops Three spaces per operator station (includes employee parking)

32. Vehicle Sales Parking equal in area to ten percent of the gross display area
 (e.g., automobile dealerships, used car sales and recreational vehicle sales)
33. Automobile Care Establishments
- a. Oil, Lube and Muffler Shops and Tire Sales/Mounting One space per employee on the largest shift, plus two per service bay (service bay is not a parking space)
 - b. Automobile Service or Repair Station One space per employee on the largest shift, plus two spaces per service bay, plus one space for each vehicle used in operation of the use (service bay or pumping area is not a parking space)
 - c. Car Wash, Full Serve ... One space per employee, plus one drying space per washing stall, plus two stacking spaces per washing stall (washing bay is not a parking space)
 - d. Car Wash, Self Serve ... Two stacking spaces for each washing stall and one drying space for each washing stall (washing bay is not a parking space)
34. Wholesale Business One space per employee on the largest shift, plus ten percent of total employee stalls for visitor parking, plus one space for each vehicle used in operation of the business
35. Warehousing One space per employee on the largest shift, plus one space for each vehicle used in operation of the business
36. Industrial/Manufacturing One space per employee on the largest shift, plus ten percent of total employee stalls for visitor parking, plus one space for each vehicle used in operation of the business

Use Categories	Specific Uses	Minimum Number of Spaces	
		Vehicle Spaces	Bicycle Spaces
	Amusement Center	1 per game table, video game, amusement device	1 per 10 vehicle spaces
	Bowling Alley	4 per lane	1 per 10 vehicle spaces
	Clubs/Lodges	1 per 3 persons	1 per 20 vehicle spaces
	Health Club/Fitness Center	1 per 200 sf	1 per 10 vehicle spaces
	Automated Tellers	4 sp/ATM	N/A
	Bank, Drive-Thru Facility	6 or more spaces/window for vehicle stacking room in addition to required bank parking (see office)	(see office)
	Drive-In Cleaners; Drive-In Liquor	3 sp/window	N/A
	Fuel: full-service w/ repair/service facility; full service no repair/service facility; self-service	Minimum 4 sp/service position + 2 sp + 1 sp/employee on large shift for full-service with repair + 1 sp/50 sf usable floor area in bldg.	N/A
	Restaurant, Drive-In, no indoor Seating	5 per service employee + 1 per employee on maximum shift	N/A
Drive-Thru Uses	Restaurant, Fast-Food with Drive-In Facilities	1 sp/4 seats, 10 sp/window	1 per 20 vehicle spaces
Downtown District	All Uses	See Chapter 8, Definitions	Per adopted plans: Downtown District and Bicycle Plan
Retail Sales and Service	Bars / Nightclubs	1 per 2 persons	1 per 10 vehicle spaces