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|-------------------------|---------------------------|
| Planning \$ <u>5.00</u> | Drainage \$ <u>Ø</u> |
| TCP \$ <u>Ø</u> | School Impact \$ <u>Ø</u> |

| |
|------------------------------|
| BLDG PERMIT NO. <u>86212</u> |
| FILE # _____ |

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

②

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1203 Colorado Ave

SUBDIVISION Keiths Addition

FILING _____ BLK M LOT 1 & 2

OWNER Jumping Giant LLC

ADDRESS 1134 24 Rd GJ 81505

TELEPHONE 970 234-1010

APPLICANT Lisa Comstock member

ADDRESS 1134 24 Rd

TELEPHONE (970) 256-1853

TAX SCHEDULE NO. 2945-133-19-001

Per Tax Assessor
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 29,620.

ESTIMATED REMODELING COST \$ 6000

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS Commercial Restaurant

DESCRIPTION OF WORK & INTENDED USE: _____

~~see attached statement~~
Remodel of existing entryway.

✓ 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 R-0

SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

CENSUS TRACT _____ TRAFFIC ZONE _____ 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.

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 that 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 Lisa Comstock

Date 9/5/02

Department Approval C. Jay Brown

Date 9/9/02

| | | | |
|--|-----|--|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. _____ |
|--|-----|--|---------------|

| | |
|---------------------------------------|--------------------|
| Utility Accounting <u>[Signature]</u> | Date <u>9/9/02</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)

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



*file w/ original
Planning Clearance*

September 13, 2002

Lisa Comstock
1134 24 Road
Grand Junction, CO 81505

RE: 1203 Colorado Avenue

Dear Ms. Comstock:

This is in response to your request to remodel the building at 1203 Colorado Avenue for a coffee shop. The property is zoned RO (Residential Office). Under the previous zoning, the property had operated as a hotdog stand. Although the RO zoning does not allow that type of retail sales/restaurant use, the use can continue as long as it does not cease operation for more than one year. The property owner bears the burden of proof to show it has not ceased operation.

The proposal to remodel the building, including the front entrance area, as shown on the plans dated 07/02 (job no. 0217), will be allowed. Sections 3.8.A.2.d and 3.8.B of the Zoning and Development Code allow the proposed remodel provided all work results in the footprint of the building remaining within the existing footprint of the building. This approval is only for the improvements shown on the above referenced plans.

If you have any questions, please feel free to call me at 244-1446.

Sincerely,

Katherine M. Portner
Planning Manager



**Remodel Proposal for 1203 Colorado Ave
Grand Junction**

This proposal is for the property located at 1203 Colorado, at the corner of 12th and Colorado (known as the Chicago Hot dog stand). This property has been used for a number of years as a restaurant. The site is Zoned RO at this time but is a non-conforming use as per 3.8 (1.)*. There are no plans for any size expansion of the current 478 square foot structure at this time. The structure is located within current city setbacks as is typical of the buildings along 12th street. The site is located next to a property management company to the east, a hair salon to the south, the new Partners building directly to the west and various other businesses in the nearby vicinity.

The remodel of the structure is for the purpose of bringing the entrance area up to building code and to enhance the look of the structure, while maintaining consistency with the surrounding residential area. The proposal will maintain the current footprint of the building on the site with no size expansion. A new door and windows will be installed in the entrance area as well as a change in windows in other parts of the building. In order to meet building code for the entrance area the ceiling will be raised and the roof of the entrance area changed from a leanto look to a more typical residential gable style.

The property more than meets the current zoning code for number of parking spaces and landscaping. The subject property has nine parking spaces at this time. This more than meets the requirements for this use. These parking spaces shall help to keep parking off the street as is required for the current RO zoning. It has been noticed recently that neighboring business traffic use the parking spaces due to limited parking next door. The site has a six foot vegetation screen from the next door site. There are over 8 trees and 40 plus scrubs, which more than meets current zoning.

The definition of remodel per the New Illustrated Book of Development Definitions is:

To construct an addition or alter the design or layout of a building or make substantial repairs or alterations so that a change or modification of the entrance facilities, toilet facilities, or vertical access facilities is achieved.

Comment: the above definition is from a New Jersey State Code relating to barrier-free access. When a public building is remodeled, barrier-free devices and construction are required.

Websters New World Dictionary defines remodel as to make over, to rebuild.

The projected costs for this project is \$6000.00

This project clearly meets the city code for a remodel for a non-conforming structure and site. The structure will be brought up to code and will have a more appealing street frontage along 12th Street.

***City of Grand Junction Zoning and Development Code.**

