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File 1989-0022

Name: Andy's Liquors - Site Plan

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>		
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			X	X
				Letter from Karl Metzner to Thomas Goerke re: release of certificate of occupancy – 7/11/89
X	X	Planning Clearance - **		
X	X	Site Plan -		
X	X	Landscaping Plan		
X	X	Alley Between Belford and Teller Parking Layout		
X	X	Memo from Karl Metzner to Jim Shanks re: letter regarding code to be adhered to - 4/7/89		
X	X	Letter from Thomas Goerke to Karl Metzner re: comments – 7/2/89		
X	X	Letter from Thomas Goerke to James Shanks re: Asking approval of Planning Clearance – 4/11/89		
X	X	Memo from Linda Weitzel, Planning Tech to Neva Lockhart, City Clerk – no planning clearance has been approved with parking stall specifications– 4/6/89		
X	X	Memo from Karl Metzner to Jim Shanks re: review – 4/7/89		
X	X	Letter from Karl Metzner to Thomas Goerke re: review with changes to be made – 3/29/89		
X	X	Letter from James Shanks to Tom Goerke re: summary of steps to receive a Planning Clearance - 4/7/89		
X		Letter from Karl Metzner to Thomas Goerke re: Changes to be made – 3/29/89		

March 29, 1989

Mr. Thomas Goerke  
P.O. Box 4155  
Grand Junction, CO 81502

Dear Mr. Goerke:

After reviewing the site plan for your business to be located at 922 North First Street, there are some changes to be made as follows:

1. The parking layout will not function and is not to City standards. It is obvious that there is sufficient parking available. The required amount of parking is one space per 250 square feet or 15 spaces. This Department has copies of parking standards to help you lay out your parking. After the lot is resurfaced, striping and parking blocks are required.

2. What types of trees do you plan to plant? The City has a street tree program that may be advantageous to your plans. Some low shrubs may be economical and easy to maintain also. The City is concerned with the quality of the landscaping rather than the quantity. The red rock should be removed and replaced with a bark mulch.

The landscaping is to be installed not later than September 15, 1989. The owner and/or occupant is responsible for the maintenance of all landscaping. If any landscaping is unhealthy or dies, it shall be replaced.

By signing where indicated below, you are agreeing to the conditions outlined in this letter. A copy of this letter will be attached to the Planning Clearance. You will be held responsible for the conditions of this agreement and the Planning Clearance.

Sincerely,

Karl G. Metzner  
Director of Planning

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Thomas Goreke

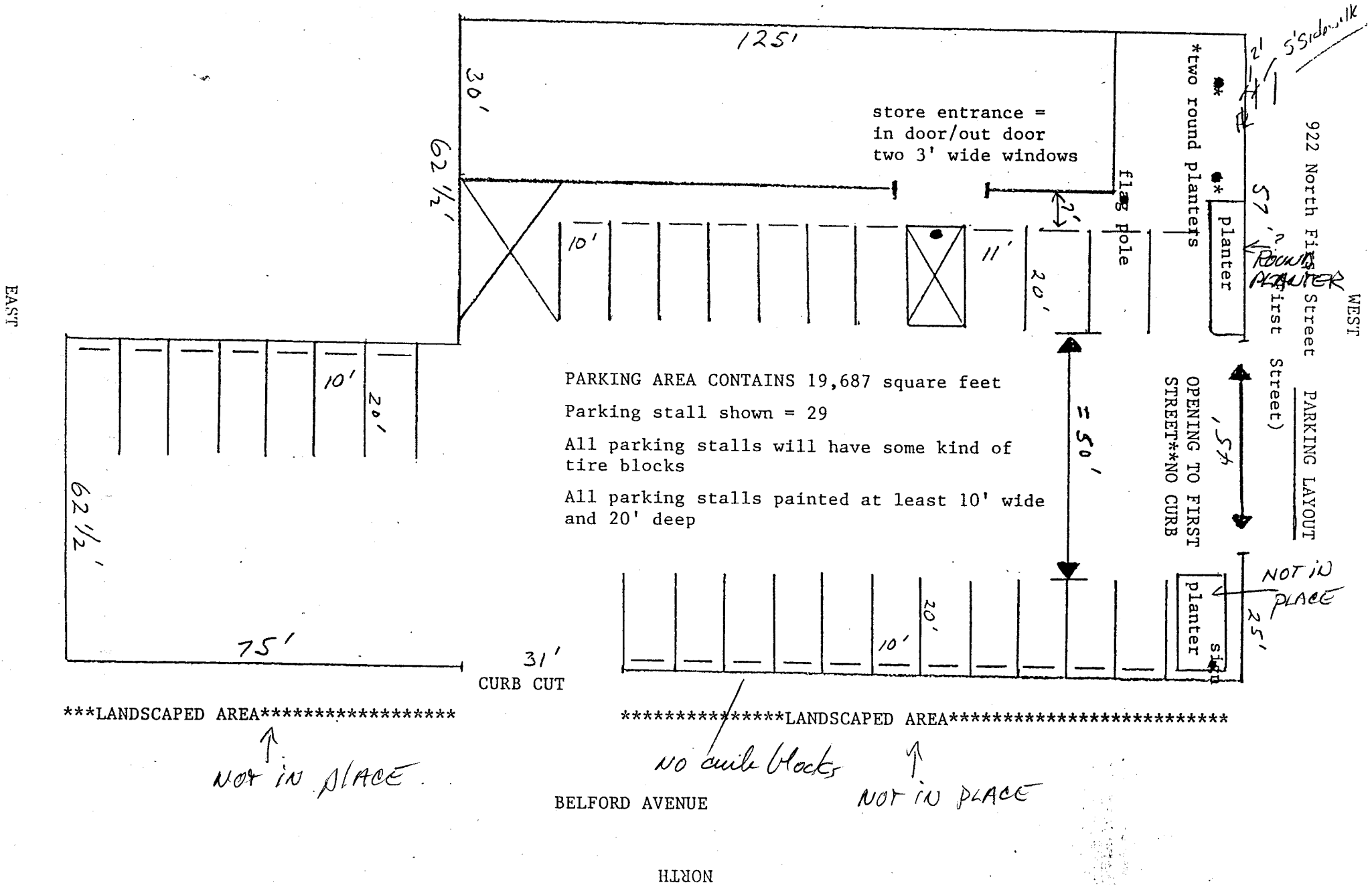
KGM/lw

xc: File

Thomas L. Goerke  
for  
Andy's Liquors

H1N0S

ALLEY BETWEEN BELFORD AND TELLER



store entrance =  
in door/out door  
two 3' wide windows

flag pole

\*two round planters

Planter

5' Sidewalk

922 North First Street WEST

57' 2" (ROUND) PLANTER (First Street)

OPENING TO FIRST STREET\*\*NO CURB

= 50'

Planter

NOT IN PLACE

PARKING AREA CONTAINS 19,687 square feet  
Parking stall shown = 29  
All parking stalls will have some kind of  
tire blocks  
All parking stalls painted at least 10' wide  
and 20' deep

31' CURB CUT

\*\*\*LANDSCAPED AREA\*\*\*\*\*

↑  
NOT IN PLACE

\*\*\*\*\*LANDSCAPED AREA\*\*\*\*\*

no curb blocks ↑  
NOT IN PLACE

BELFORD AVENUE

H1N0N

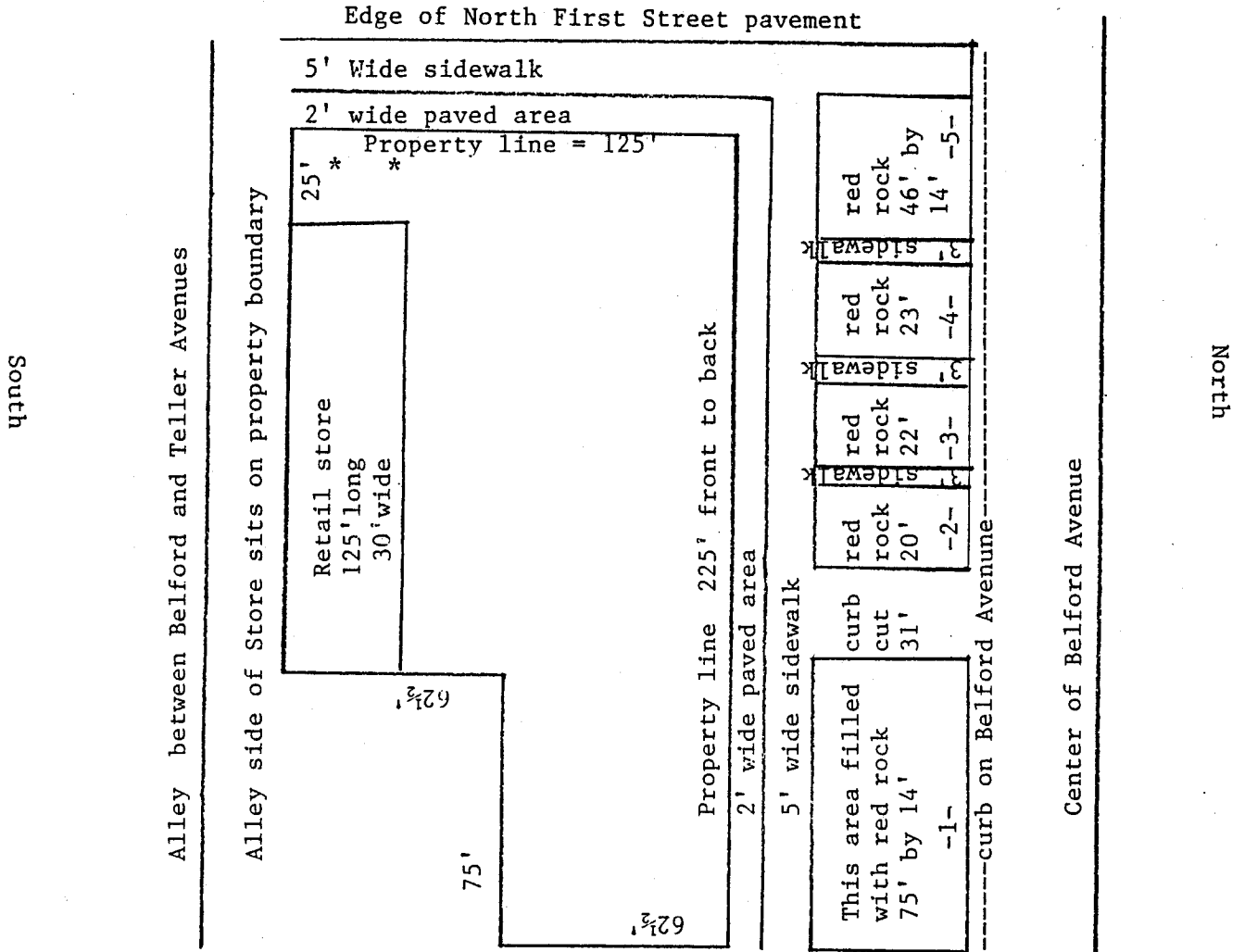
EAST

922 North First Street Corner of First & Belford

Thomas L. Goerke  
for  
Andy's Liquors

SPECIAL NOTE \*\*\*\* The "Red Rock" will be removed and replaced with either grass (lawn) or large bark mulch. Trees will be selected from the following: Aspens, Ash, Locust, Mt. St. Helen's Flowering, Colorado Blue Spruce, Austrian Pine and Mugo Pine, and possibly other types of flowering trees. Area 1 will have at least 3 trees, areas 2, 3 & 4 will have one tree each and area 5 at least two trees. Area 1 might be bermed.

Center of North First Street/ center to property edge=39'



Consideration will be given to using two brick planters to block off part of the first street entrance to the property and to protect the Andy's sign.

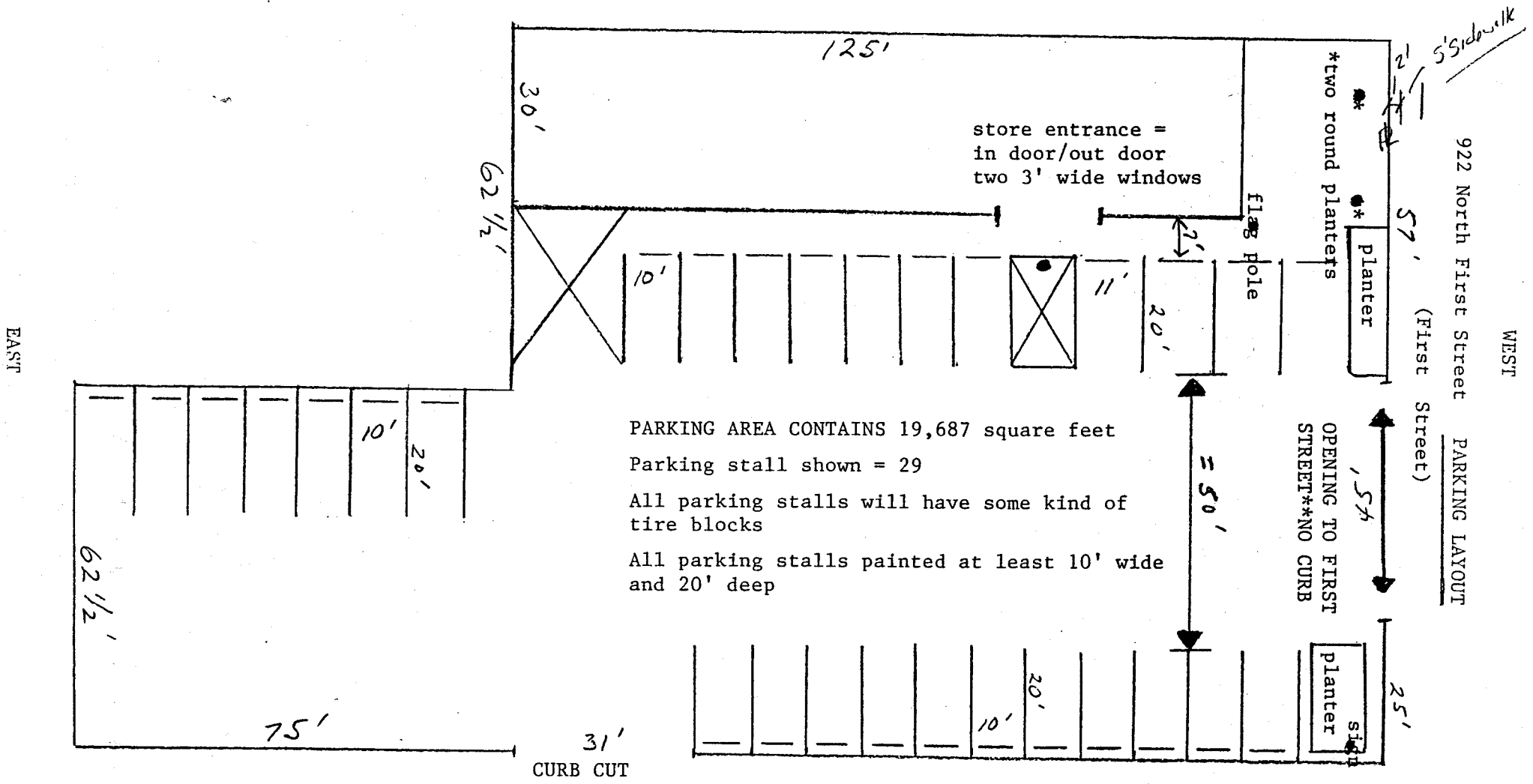
\*\*There will be approximately 8-10 trees planted in areas shown as "red Rock".

\* There are two round above ground planters located on owners property facing North First Street. These are located 4' inside West property boundary and 12'6" and 27'6" respectively from the alley side property boundary. They contain a low growing evergreen shrub.

Thomas L. Goerke  
for  
Andy's Liquors

H1205

ALLEY BETWEEN BELFORD AND TELLER



PARKING AREA CONTAINS 19,687 square feet

Parking stall shown = 29

All parking stalls will have some kind of  
tire blocks

All parking stalls painted at least 10' wide  
and 20' deep

\*\*\*LANDSCAPED AREA\*\*\*\*\*

\*\*\*\*\*LANDSCAPED AREA\*\*\*\*\*

BELFORD AVENUE

H1205

March 29, 1989

Mr. Thomas Goerke  
P.O. Box 4155  
Grand Junction, CO 81502

Dear Mr. Goerke:

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The landscaping is to be installed not later than September 15, 1989. The owner and/or occupant is responsible for the maintenance of all landscaping. If any landscaping is unhealthy or dies, it shall be replaced.

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Sincerely,

Karl G. Metzner  
Director of Planning

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Thomas Goreke

KGM/lw

xc: File



Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

TO: NEVA LOCKHART, CITY CLERK  
FROM: LINDA WEITZEL, PLANNING TECHNICIAN LW  
DATE: APRIL 6, 1989  
RE: ANDY'S LIQUOR, 922 NORTH FIRST STREET  
LIQUOR LICENSE APPLICATION FOR LAURA G. FRANUM

On two occasions, Mr. Goerke has applied for a Planning Clearance for an interior remodel of the building located at 922 North First Street. This Department has specific requirements for review and approval of the Planning Clearances. On both occasions, Mr. Goerke was asked to provide more information or to clarify information that had been provided. Both times, Mr. Goerke left this Department obviously angry.

Since the posting of the Liquor License Hearing, several citizens have contacted this office. Some of the concerns were about traffic flow, remodeling without a permit and the location of the liquor store.

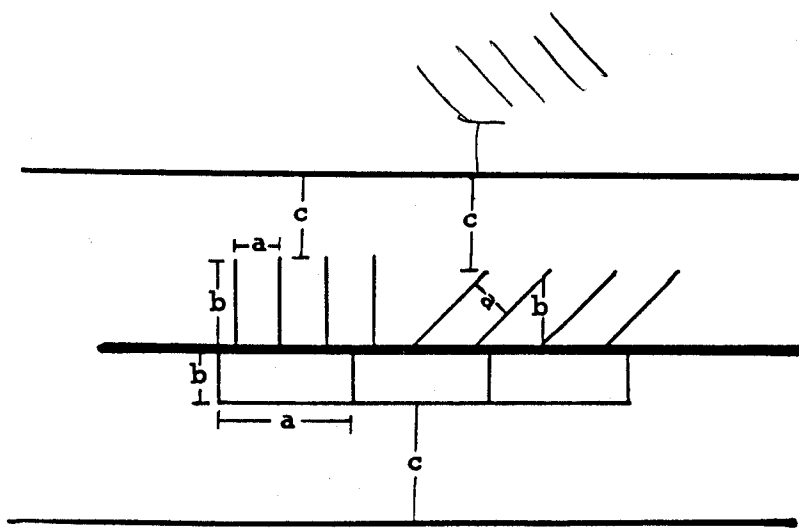
On April 4, 1989, I received a complaint that Mr. Goerke was doing remodeling work on the building. Since a Planning Clearance is required (and hadn't been issued) before a Building Permit is issued, I called the Building Department and requested an inspection of the site. I am expecting a report from Bob Lee of the Mesa County Building Department later today or tomorrow morning.

No Planning Clearance or Building Permit has been approved or issued to date. Mr. Goerke has not submitted a revised site plan or Planning Clearance for review. This Department has not verbally okayed plans or given approval to this project.

xc: Tom Goerke  
Laura Farnum  
Dan Wilson, City Attorney  
Karl Metzner, Director of Planning  
Andy Anderson, Chief Building Official

K. Parking Stall and Aisle Dimensions

PARKING ANGLE	A	B	C
	STALL WIDTH IN FEET	STALL LENGTH IN FEET	AISLE WIDTH IN FEET
0°	22.0	9.0	12.0
	22.0	9.5	12.0
	22.0	10.0	12.0
30°	9.0	18.0	11.0
	9.5	18.0	11.0
	10.0	20.0	11.0
45°	8.5	21.0	13.0
	9.0		12.0
	9.5		11.0
60°	8.5	21.0	18.0
	<u>9.0</u>		<u>16.0</u>
	9.5		15.0
75°	8.5	19.5	25.0
	9.0		23.0
	9.5		22.0
90°	8.5	18.5	28.0
	9.0		25.0
	9.5		24.0



Floodplain

Int'l

CH 6 - Subdivision

CH 7 - Planned Dev.

CH 8 - Vacations

CH 9 - Bldg Permit





Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

MEMORANDUM

TO: Jim Shanks  
FROM: Karl Metzner *KM*  
DATE: April 7, 1989  
RE: Letter from Thomas Goerke, April 6, 1989

Attached are copies from the Code as you requested. Since I was involved in both of Mr. Goerke's attempts to get a planning clearance, I can provide a clear picture of the actual situation, although some of the earlier dates are approximates.

1. Sometime around the first of March, Mr. Goerke came to the counter and talked to Linda about zoning requirements on both the 1st and Belford liquor store location and the 2nd and North Avenue used car lot. Linda checked with me at that time, since she was unsure if these would be considered changes of use. I determined that they were and told Linda we would need site plans with parking, landscaping, etc. Mr. Goerke left with a planning clearance application which stated that requirement.
2. On March 14, Mr. Goerke dropped off the planning clearance application with the necessary information typed in. He also dropped off a letter which stated that he would plant trees and that he had adequate parking. A sketch of the property was also submitted but showed no parking dimensions, etc. I reviewed the letter and told Linda that it did not give enough information; we also needed a site plan. We needed to know size of the building and lot, accesses, proposed parking, and proposed landscaping.

The following Monday or Tuesday, Mr. Goerke returned and was told we still needed the site plan. He immediately grabbed his papers, began crumpling and tearing them, and stormed down the hall, cursing and yelling. Later the same day, he went to the Building Department. Documentation of his actions there is being sent to us.

3. On March 28, Mr. Goerke returned, dropped a site plan onto the counter, said that he would pick up the clearance the next day, and left. I reviewed the site plan the same day. The parking as shown was not functional, since it blocked driveways, had light poles in the middle of

parking spaces, and did not meet size standards. The only "landscaping" shown on the plan was red rock. He did, however, accompany the site plan with a written narrative that said he would plant from 10 to 14 trees; he requested we give him an extension in installing the landscaping until September because of economic hardship.

Given Mr. Goerke's previous attitude, I decided to try and avoid any further outbursts and wrote the letter I copied to you. By signing this letter, Mr. Goerke was agreeing to install the parking to City standards and the landscaping would be completed by September 15. As soon as he had signed it, we were prepared to immediately issue the clearance. When Mr. Goerke returned the next day, he read the first line of the letter, said "You're a bunch of jerks," and stormed out of the building.

4. On April 4, we received a complaint that the building on 1st and Belford was being remodeled. We called the Building Department who then sent out an inspector.
5. On April 6, Neva Lockhart requested a memo from Linda because Mr. Goerke had stated at his liquor license hearing that he had received all the necessary approvals for his new location on 1st and Belford. As of this date, he has not received either Building or Planning Department approval. We are still prepared to issue the planning clearance if Mr. Goerke will either submit an acceptable site plan or sign the letter which I had prepared.
6. I do not believe Linda's memo to Neva (copied to Mr. Goerke) is, in any way, vindictive, and in fact, I consider it extremely mild, especially considering the verbal abuse she has received from Mr. Goerke. Any delays Mr. Goerke has experienced are purely his own responsibility. With minimal effort, he could have received his planning clearance at the time of his initial application on March 14. Also, just for your information, the old Andy's Liquors location at 4th and North Avenue has had a long history of zoning violations dealing with signage. This may have some bearing on Mr. Goerke's approach to this matter.

KM/tt

Attachments



April 7, 1989

Tom Goerke  
P.O. Box 4155  
Grand Junction, Co. 81502

City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street

Re: 2nd and North Ave Proposed Development

Dear Tom:

The following is a summary of the steps that you need to take and the information that you need to provide to obtain a planning clearance for your proposal to place a used car lot at the southeast corner of 2nd and North Ave.

1. You need to submit a site plan for the proposed development. I have attached a copy of section 5-6-13 that explains the items to be included in the site plan. A landscaping plan is also required. You do not have to submit a separate plan but can include the landscape plan elements described in section 5-6-6 in the site plan.

2. The site plan should include the following elements that are required by the City Development Code:

a. Sidewalks - Concrete sidewalks are required on both North Ave. and 2nd Street.

b. Landscaping - Landscaping is required in accordance with section 4-2-11-D. As I calculate the landscape requirement, this development would require 1030 sq. ft. of landscaped area. There is some flexibility on where on the site this landscaped area can be placed. It does not all have to be around the perimeter of the site.

c. Dust-proof surfacing - Section 5-1-4 requires that vehicular areas be "surfaced with asphalt, concrete, or any other dust-free surfacing material and maintained in good condition free of weeds, dust, trash and debris." If you plan on using a material other than asphalt or concrete, please provide a detailed description of the product to be used and the maintenance effort required to keep the surface dust free.

You indicated to me that you may want to appeal some of these requirements. The City Development Code provides for an appeal process for code requirements. City staff does not have the authority to grant variances to the development code. The requirement to provide adjacent public improvements, such as sidewalks, can be appealed

to the City Planning Commission and the City Council. The procedure for this is that it is first heard by the Planning Commission which recommends a decision to the City Council which makes the final decision. If you wish to appeal the requirement for public improvements, you need to make a request in writing before Friday, April 14, in order to be placed on the May Planning Commission agenda. A recommendation from the Planning Commission could be heard by the City Council at their May 17 meeting.

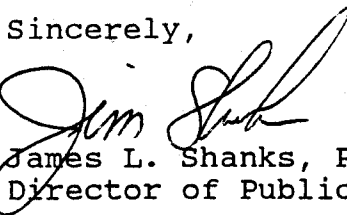
The requirement for landscaping and dust free surfacing can be appealed to the City Board of Adjustment (BOA). In order to make application for a hearing, you would need to submit a written application by the last week in April in order to be placed on the May 10th agenda for the Board of Adjustment. There is a special application form for the BOA application. You can obtain this application form and any additional information from Karl Metzner in the Planning Department. Decisions made by the BOA are final.

Both the Board of Adjustment appeal and the Planning Commission/City Council appeal have application fees of \$115 each. These fees are necessary to cover the publication costs for the notices of public hearing.

Before a tenant can occupy or use the property as a used car lot, a certificate of occupancy is required. This certificate of occupancy will only be issued after all of the requirements of the City planning and building inspection department have been met. If there are requirements that you have not met that are being appealed to the BOA or City Council, occupancy is not allowed until these items are settled.

I hope that this explanation provides all of the information necessary to proceed with your development. Please let me know if I can provide any additional information.

Sincerely,



James L. Shanks, P.E.  
Director of Public Works & Utilities

xc: Mark Achen  
Don Newton  
Karl Metzner  
Andy Anderson

**5-6-8 EROSION CONTROL PLAN** - This plan shall consist of reports and maps showing:

A. Adequate sedimentation control which shall be accomplished throughout construction phases as well as during the ongoing operation of the use.

B. Any necessary permanent sedimentation control structures and/or facilities to mechanically stabilize the soil (e.g. sedimentation ponds, dikes, seeding, retaining walls, rip rap, etc.).

**5-6-9 HISTORICAL/ARCHAEOLOGICAL REPORT** - This report shall consist of narrative and maps necessary to identify sites of historical and/or archaeological significance. The sources of information used in preparing the report shall be listed.

**5-6-10 IMPROVEMENTS AGREEMENT** - This agreement shall consist of an itemized listing of public improvements required for a development or land use with specific quantity and cost. This agreement shall be on a form provided by the Department.

**5-6-11 IMPROVEMENTS GUARANTEE** - This guarantee shall consist of one or more security arrangements which secure the construction of such public improvements as are shown on the Improvements Agreement. The type of acceptable guarantees shall be determined by policy of the Governing Body (see also 5-4-11).

**5-6-12 DEVELOPMENT SCHEDULE** - This schedule shall consist of projected dates for the beginning and completion of a project. If the project is proposed in stages, each stage shall have a development schedule.

**5-6-13 SITE PLAN** - This plan shall consist of a map of a parcel showing the following information where applicable:

A. Location and dimensions of existing features of the site including:

1. Adjoining streets and highways
2. Drainage courses
3. Major landscape features
4. Structures, fences and other manmade features of the site
5. Adjacent uses

B. Location and dimensions of all proposed changes to the site including:

1. Structures and fences
2. Drainage features
3. Drives, parking and loading areas
4. Accessory uses and service areas
5. Landscape plan including screening
6. Building elevators or descriptions
7. Trash collection areas



4. The relationship of all utilities within the easement or right-of-way, wherever more than one utility shares the right-of-way or easement shown.

5. Stamp or seal of the professional engineer preparing the composite.

6. Signatures of all utilities providers serving the project (e.g. Ute Water, Public Service, Mountain Bell, irrigation and/or drainage districts).

5-6-6 LANDSCAPE PLAN - This plan shall consist of a plan of the site showing all natural and manmade features of the site. Proposed and existing landscaping features will be identified as to location, common name, botanical name, existing size or proposed size at planting. All vegetative ground covers will be identified as to name and location, while non-vegetative ground covers will be identified as to type, size and location. The term "desert" or "natural landscaping" shall not be used in lieu of specific landscaping details. Criteria for evaluation of landscape plan are:

A. Consistency and compatibility with existing landscape features.

B. Resistance of vegetative materials to environmental factors such as drought, wind, pollution, pests, etc.

C. Adequate provisions for maintenance. Any landscaping required by this Code shall be maintained in an acceptable and healthy condition. The replacement of any vegetative materials that die or are in an unhealthy condition shall be required.

5-6-7 GRADING AND DRAINAGE PLAN - This plan shall consider the historic and built-out drainage from the site and adjacent areas and shall consist of the following information. The plan must be prepared, signed, and sealed by a qualified professional engineer of Colorado.

A. Project site including two hundred feet beyond its boundaries.

B. Existing contours at two foot intervals shown as dashed lines.

C. Proposed contours at two foot intervals shown as solid lines.

D. Drainage system shown in plan view with estimated cubic feet per second flow for a 10-year storm.

E. Location of all natural drainage channels and water bodies.

F. Existing and proposed drainage easements.

G. Type, size, and location of existing and proposed drainage structures such as pipes, tiles, culverts, retention ponds, etc.

- B. Minimum side and rear yard setback . . . . . 0 feet  
(if abutting a residential zone or existing residential use) . . . . . 10 feet
- C. Minimum front yard setback (from centerline of right-of-way) (Also see 5-1-7)
  - Principal arterial . . . . . 55 feet
  - Minor arterial . . . . . 45 feet
  - Collector . . . . . 40 feet
  - Local . . . . . 25 feet

D. A minimum of 75% of the required front yard setback shall be landscaped. ANY PARCEL ABUTTING A STREET WHERE THE REQUIRED SETBACK APPLICABLE TO SUCH PARCEL IS LESS THAN FIVE FEET SHALL BE LANDSCAPED IN ACCORDANCE WITH A LANDSCAPING PLAN APPROVED BY THE ADMINISTRATOR. THE ADMINISTRATOR MAY REQUIRE SUCH LANDSCAPING TO BE LOCATED IN AREAS OTHER THAN IN THE SETBACK, OR FIRST FIVE FEET, SO LONG AS THE TOTAL REQUIRED SQUARE FOOTAGE OF LANDSCAPING IS PROVIDED AND THE INTENTS OF THIS CODE ARE MET.

that most uses in this zone are oriented to heavy truck or rail traffic.

Bulk requirements are as follows:

- A. Maximum height of structures . . . . . 40 feet
- B. Minimum side and rear yard setback . . . . . 0 feet
- C. Minimum front yard setback (from centerline of right-of-way) (Also see 5-1-7)
  - Principal arterial . . . . . 55 feet
  - Minor arterial . . . . . 45 feet
  - Collector . . . . . 40 feet
  - Local . . . . . 25 feet

D. A minimum of 75% of the required front yard setback shall be landscaped. ON ANY STREET WHERE THE REQUIRED SETBACK IS LESS THAN FIVE FEET, THE LANDSCAPING REQUIREMENT SHALL BE 75% OF THE FIRST FIVE FEET ALONG THAT STREET. THE ADMINISTRATOR MAY APPROVE THE LANDSCAPING TO BE LOCATED IN AREAS OTHER THAN THE SETBACK, OR FIRST FIVE FEET, AS LONG AS THE TOTAL REQUIRED SQUARE FOOTAGE IS PROVIDED AND THE INTENTS OF THIS CODE ARE MET.

THIS ZONE IS ANTICIPATED TO ALLOW FOR areas of light manufacturing uses as well as heavy warehousing and high impact uses. It is anticipated that most uses in this zone will be oriented to heavy truck or rail traffic.

Bulk requirements are as follows:

- A. Maximum height of structures . . . . . 65 feet



**CHAPTER FIVE  
GENERAL REGULATIONS**

"The development, maintenance or operation of any use which is subsequent to the provisions of this Code shall be allowed only when it complies with the standards and regulations as described in this chapter. Unless otherwise specified, requests for variances from the regulations contained in this chapter shall be processed and evaluated in accordance with the provisions of Chapter 10, Variances."

vt  
in

and  
vibration will be effectively confined to the premises where located, or effectively minimized to not be injurious to the neighborhood or detrimental to the general public.

**5-1-2 OUTDOOR STORAGE**

- A. No portion of any required front yard or side yard on the street side of a corner lot shall be used for the permanent storage of motor vehicles, trailers, airplanes, boats, part of any of the foregoing, or building materials, except building materials for use on the premises stored thereon during the time a valid permit is in effect for construction on the premises. Permanent storage, as used in this section, means the presence for a period of forty-eight or more consecutive hours in the required front or side yard.
- B. Junk and junk cars shall not be allowed to collect on any premises except as provided for in the Zoning/Use Matrix (see "Definitions").
- C. Fencing or screening may be required to mitigate adverse impacts from outside storage areas.

**5-1-3 ILLUMINATION** - Any light used for illumination of signs, parking areas, security, or for any other purposes shall be so arranged as to confine direct light beams to the lighted property and away from nearby residential properties and the vision of passing motorists.

**5-1-4 VEHICULAR TRAFFIC AREAS** - All on-site vehicular traffic areas except in single family zones shall comply with the following requirements:

- A. Surfaces shall be properly graded for drainage, surfaced with concrete, asphaltic concrete, asphalt, or any other dust-free surfacing material and maintained in good condition free of weeds, dust, trash and debris.
- B. Such areas shall be provided with barriers of such dimensions that occupants of adjacent residential buildings are not unreasonably disturbed either day or night by the movement of vehicles. For each boundary line abutting directly on an RSF parcel of land, a solid wall or fence at least four feet in height shall be erected, subject to the provisions of 5-1-5, "Fences."

S/C/M/O  
Floodplain  
CH 6 - Subdivision  
CH 7 - Planned Dev.  
CH 8 - VACC  
Design Standards  
Parking



April 11, 1989

Mr. James L. Shanks, P.E.  
Director of Public Work & Utilities  
City of Grand Junction  
250 North 5th  
Grand Junction, Colorado 81501

Dear Jim:

Pursuant to our recent conversations regarding 201 North Avenue, I am submitting a Planning Clearance request to you this date. Also enclosed is a Mesa County Application form for a planning clearance.

The property in question is currently a vacant lot. Previous to this time it had a very run down old motel and restaurant on it. At that time there were no sidewalks nor any landscaping. Upon my purchase of this property in May of 1988 I completely removed all non dirt/rock type from the property and brought it up to grade with pit run material and covered that with road base.

It was my intent to build a new retail store on this location with the resulting curb cuts, sidewalks and landscaping. Since that time I have been unable to obtain any financing for this project. The property has been sitting vacant and has caused a great financial drain to me.

Mr. Earl Payne of Monument Motors has offered to lease the property from me for three years with two additional one year options. After consideration of all of the costs involved, I feel that I can provide a curb repair and a 6' sidewalk on the North Avenue side of the property. A new curb cut of 35' width will also be provided on the 2nd street side.

A substantial amount of landscaping can be provided around the property be the use of "planter" with evergreens in them. The property will be regraded and a new topping of 4" of road base will be applied. A variety of "dust free" products are available to apply to the road base to assist in keeping any dust to a minimum.

Because it is my intent to build a retail store on this location at a later date, any funds spent on providing a "cement" sidewalk" on the 2nd street side, and any permanently planted landscaping would only be an unnecessary expense in as much as they would have to be removed at a later date to accomodate the new retail store site plan.

I am asking that the Planning Clearance showing normal sidewalks/landscaping be approved and that a temporary occupancy permit be issued allowing Mr. Payne to move his used car operation to the property pending an appeal to the BOA and City regarding the 2nd street sidewalk and some of the landscaping.

pg. 2 Jim Shanks 4-11-89

It is not my intent to circumvent the needs or laws of the City of Grand Junction regarding the sidewalks and landscaping, but rather to put to some use a vacant lot with reasonable upgrades that can be cost effective during the next 3 to 5 years.

To recap, a 6' wide cement sidewalk will be provided the full length of North Avenue including curving around to meet the curb cut on NorthWest corner of 2nd street. The existing curb cut on North Avenue will be repaired on each side to provide the proper slope instead of the sharp edges that now exist. A minimum of 6 planters will be provided around the property with evergreens in them. There will probably be more as the natural flow of traffic is developed thru and around the used car lot. In addition, a material/product will be used on the road base to provide a dust free environment.

A request for a variance to not provide a cement sidewalk the full length of 2nd street to the alley and to not fully meet the landscaping requirements will be made in time to be heard during June 1989.

I am trying to work with the City on this matter so that I can afford the improvements, not create an unnecessary expense and to put to use a now vacant lot. I am not requesting a time frame beyond the possible total 5 years of the proposed lease with Mr. Payne.

I feel that this proposal will provide the best solution to a difficult problem and yet be reasonable in meeting everyone's needs and abilities.

Your help on this matter is and will be appreciated. Time is of the critical essence due to contractual requirements and the necessity of getting Mr. Payne off of the property at 922 North 1st Street to meet construction deadlines for that property.

Sincerely,



Thomas L. Goerke  
Property Owner  
201 North Avenue  
&  
922 North 1st Street



Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

July 11, 1989

Mr. Thomas Goerke  
P.O. Box 4155  
Grand Junction, CO 81502

RE: Release of Certificate of Occupancy for 922 North 1st Street

Dear Mr. Goerke:

The Building Department has forwarded to us the Certificate of Occupancy (C.O.) for 922 North 1st Street. A site inspection conducted today (July 11) indicates that the landscaping shown on the approved planning clearance and site plan has not been completed, nor are the curb blocks installed along the Belford Avenue frontage. Until these improvements are installed, we will not be able to release the C.O. Once we are notified that the landscaping and curb blocks are installed as approved, we will reinspect the premises in preparation for releasing the C.O.

Thank you for your cooperation in this matter.

Sincerely,

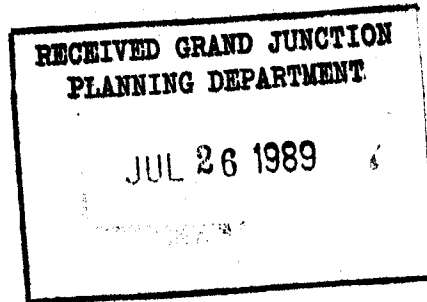
A handwritten signature in black ink, appearing to read "Karl G. Metzner", written over a horizontal line.

Karl G. Metzner  
Director of Planning

KGM/tt

xc: Jim Shanks  
Dan Wilson  
File #22-89 ✓

July 24, 1989



Mr. Karl G. Metzner  
Director of Planning  
City of Grand Junction  
250 North 5th Street  
Grand Junction, Colorado 81501

RE: Certificate of Occupancy for 922 North 1st Street

Dear Mr. Metzner:

I have received your letter of July 11, 1989 regarding the above C.O., bringing up the question of curb blocks and landscaping.

Regarding the curb blocks, I am waiting on my welder to finish the railroad rail blocks for the 13 spaces in front of the store. When he has finished welding them together (they have all be measured and cut to fit) then I will install them in the proper fashion. At that time, the temporary cement blocks will be permanently installed along the Belford street side of the parking lot.

My original plans called for the landscaping to be completed no later than September 30, 1989. It has been so hot, I have not wanted to waste my \$ in trying to install lawn and trees until it starts cooling down somewhat. I am sure that I will probably have the landscaping down by the 1st of September. A lot will depend on the weather and how much time I can devote to the project during August.

We are also waiting on additional utility work to be completed in the landscaped area before starting our construction.

Sincerely,

Thomas L. Goerke  
Owner

xc: Jim Shanks  
Dan Wilson  
file # 22-89



Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

July 11, 1989

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Grand Junction, CO 81502

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Sincerely,

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Karl G. Metzner  
Director of Planning

KGM/tt

xc: Jim Shanks  
Dan Wilson  
File #22-89