



**PLANNING CLEARANCE REQUIREMENTS  
GRAND JUNCTION COMMUNITY DEVELOPMENT**

Fee: \$150<sup>00</sup>

ZONE - C-1

BUILDING ADDRESS: 337 North Ave FILE NO: \_\_\_\_\_

PROPOSAL: Retail for Comics Odyssey

DEVELOPER: Bob Turner TELEPHONE: 242-1423

REQUIRED

- A. Impact Statement / Project Narrative
- B. Site Plan  
24" x 32" showing setbacks to all property lines and all streets which abut the parcel and easements. Prepared by a professional engineer. (Scale 1" = 50')
- C. Drainage & Grading Plan / Report & Retention
- D. Utilities Composite  
Sewer, Water, Gas, Electric, TV, Telephone, Storm Drain, Irrigation, Ditches
- E. Landscaping / Screening / Buffering  
1) Types of Open Space (a)  
2) Maintenance  
3) Irrigation Rights,  
4) Irrigation Plan
- F. Roadway Plan / Profile
- G. Traffic Circulation Patterns  
1) Pedestrian / Bike paths / Crosswalks  
2) Curb Cuts (a)  
3) Dimensions of Curb Cuts / Driveways  
4) Internal Circulation Detail
- H. Traffic Analysis / Impact Study
- I. Floodplain Analysis and/or Permit (b)
- J. Geology Report / Soils Report
- K. Gamma Radiation Report
- L. ~~CDOT~~ DOT Access Permit (b)  
(a) Existing and Proposed (b) Requires a Separate Permit
- M. Section 404 Permit (b)
- N. Environmental Site Assessment
- O. Structural Information  
① Heights, Elevations, Square Footage  
② Percent of Building Coverage  
③ Setbacks  
④ Lighting (a)  
⑤ Signage Detail (a)(b)  
⑥ Fences (a)(b)
- P. Subsurface Soils Investigation
- Q. Sewer/Water Tap (Power of Attorney)  
1) Water Supply  
2) Water Usage  
3) Sewage Generation Estimates
- R. Parking Plan  
1) Total Number (a) - 1 parking space per 250 sq ft of sales area  
2) Handicapped Spaces / Symbols  
3) Space Dimensions / Striped / Blocks
- S. Improvements Agreement } Landscaping off-site public imp. Any fire hydrants, etc
- T. Improvements Guarantee
- U. Application / Planning Clearance
- V. Review Sheet
- W. Other: Alley improvement costs
- X. R.O.W 10' Along North Ave deed to city

Original  
Do NOT Remove  
From Office

86.9 93

188 ft id  
req'd  
on site

1 parking space per 250 sq ft of sales area

NUMBER OF REVIEW PACKETS REQUIRED: 6

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Community Development     | <input type="checkbox"/> City Property Agent        | <input checked="" type="checkbox"/> Police Department |
| <input type="checkbox"/> City Attorney                        | <input type="checkbox"/> City Traffic Engineer      | <input type="checkbox"/> Building Department          |
| <input checked="" type="checkbox"/> City Utilities Engineer   | <input type="checkbox"/> Parks & Recreation         | <input type="checkbox"/> GJ Drainage District         |
| <input checked="" type="checkbox"/> City Development Engineer | <input checked="" type="checkbox"/> Fire Department | <input checked="" type="checkbox"/> <u>CDOT</u>       |

REQUIRED FOR ALL BUSINESS, COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND INSTITUTIONAL USES UNLESS EXEMPTED BY STAFF

# REVIEW COMMENTS

Page 1 of 3

FILE NO. #69-93

TITLE HEADING: Site Plan Review  
Comic Odyssey

LOCATION: 337 North Avenue

PETITIONER: Mary Gustafson

PETITIONER'S ADDRESS/TELEPHONE: 337 North Avenue  
Grand Junction, CO 81501  
241-0288

PETITIONER'S REPRESENTATIVE: Bob Turner

STAFF REPRESENTATIVE: Dave Thornton

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

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CITY UTILITIES ENGINEER  
Bill Cheney

6/1/93  
244-1590

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GENERAL - Will new water and sewer services be required for the building relocation? None are shown on the "Site Plan".

No other comments.

CITY DEVELOPMENT ENGINEER  
Gerald Williams

6/1/93  
244-1591

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1. Show existing features of significance, such as the existing curb cut (which must be closed if not proposed for use), existing sidewalk, distance from property line to the centerline of North Avenue, the exterior footprint of the motel adjacent to the west property line, and utility services.
2. It may be necessary to provide additional ROW along North Avenue to meet current standards.
3. A CDOT access permit will be required. Please furnish a copy.
4. Show and call out a standard City driveway on the plans, and indicate the proposed width.
5. The proposed driveway location at the west side of the property has poor visibility due to the motel. The current location on the east side of the property is much more desirable from a traffic standpoint. However, if left on the west side, provide sight distance information to substantiate the design.
6. Currently, the asphalt and concrete are essentially "flip-flopped" from that shown on the drawing. Therefore, we presume that the concrete and asphalt shown is proposed. A Grading and Drainage Plan is required, but not a report.

7. ADA requires a van-accessible handicap parking space and loading/unloading zone of 8 feet width each, or 16 feet total, not 13 feet.
8. Show the proposed trash receptacle area, if any, and provide for accessibility.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**David Thornton**

**6/4/93**  
**244-1447**

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See attached comments.

**CITY FIRE DEPARTMENT**  
**George Bennett**

**6/7/93**  
**244-1400**

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No requirements.

**CITY POLICE DEPARTMENT**  
**Mark Angelo**

**6/7/93**  
**244-3587**

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There is not enough sight distance onto North Avenue for traffic eastbound. If you move the exit to the west, it makes it worse. Now, you have to practically pull out onto North to see eastbound traffic.

**RECOMMENDATION** - move building to the west side, so it faces east. Leave the exit where it currently is located. The motel needs to remove the 2 existing rose bushes on the NE corner of their building.

There needs to be a parking lot light for the rear parking spaces. There needs to be a light over the entrance into the store. There needs to be a light over every exit and entrance door.

Recommend juniper bushes that do not grow 5-7 ft. tall like the Pfitzer; example - Broadmoor, Buffalo, etc. or dwarf bushes 3' high.

## STAFF REVIEW

FILE: #69-93 Comic Odyssey, 337 North Avenue

DATE: June 4, 1993

STAFF: David Thornton

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### REVIEW COMMENTS

1. 10' of additional right-of-way is required along North Avenue. This additional 10' must be deeded to the City prior to issuance of the Planning Clearance.

2. The amount of landscaped area meets the Zoning and Development Code requirement. The landscaping must be included on an improvements agreement and guarantee with the City. (Please see improvements agreement form provided.)

3. The landscaping plan as shown on the site plan needs to be revised to show that it meets the following minimum requirements:

- a) A minimum of 1 tree for each increment of 500 sq. ft. or fraction thereof of landscaping.
- b) A minimum of 40% of the landscaped area shall contain shrubs and within that area a minimum of 75% of the area shall consist of actual plant material.
- c) An underground, pressurized irrigation system is required for all landscaped areas.

Size of plantings:

- a) Deciduous trees: 1 1/2 inch caliper (measured 1 foot above the ground)
- b) Evergreen trees: 6 feet tall (measured from ground level)
- c) Shrubs: 5-gallon size

4. The existing driveway will need to be removed and curb, gutter and sidewalk is required. All improvements within the right-of-way must be included in the improvements agreement and guarantee.

5. All proposed signage will require a separate sign permit. Only a licensed sign contractor may pull a sign permit.

6. The parking requirement for a book store is one parking space per each 250 sq. ft. of sales area (including employee parking). This allows for the maximum of 1750 sq. ft. of the building to be used as sales area.

7. We have major concerns regarding the very limited site distance for vehicles exiting on to North Avenue from this site.

8. \$22.50 per linear foot for future alley improvements is required as part of this development. For this development there is 50' of alley frontage, therefore \$1,125.00 is required as part of this development. This cost will need to be escrowed with the City prior to issuance of a planning clearance.

9. A Planning Clearance will not issued until all issues have been adequately resolved.

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**ALCO BUILDING CO., INC.**

Box 996  
Grand Junction, Colorado 81502

No 13973

NORWEST BANK OF GRAND JUNCTION - DOWNTOWN N.A.  
Grand Junction, Colorado  
82-40/1021

PAY ONE THOUSAND ONE HUNDRED TWENTY FIVE & 100/100

DATE

AMOUNT

6-23-93

\$1,125.00

CITY OF GRAND JUNCTION

*Maentulman*

TO  
THE  
ORDER  
OF

⑆102100400⑆ 000 364 01⑈

GRAND PRINTING CO. GRAND JUNCTION, COLO.

PAYEE: DETACH THIS STATEMENT BEFORE DEPOSITING CHECK.

Alco Building Co., Inc.

DATE	ACCOUNT OR INVOICE NO.	DESCRIPTION	AMOUNT	DISCOUNT OR DEDUCTION	NET AMOUNT
		<u>COCKLE ADDRESS</u> - FOR future Alley improvements AT 337 NORTH AVENUE (50' X 22.50 per ft)			

EMPLOYEE'S

Alco Building Co., Inc.

PAY PERIOD ENDING	HOURS	RATE	GROSS EARNINGS	F.I.C.A.	FED. WITH. TAX	STATE WITH TAX	NET EARNINGS PAID
REG. T.							
O.T.							

EMPLOYEE: THIS IS A STATEMENT OF YOUR EARNINGS AND DEDUCTIONS FOR PERIOD INDICATED. KEEP THIS FOR YOUR PERMANENT RECORD.