



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

Original
 Do NOT Remove
 From Office

Receipt 1242
 Date 5-20-94
 Rec'd By [Signature]
 File No. 92 94

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input checked="" type="checkbox"/> Variance			837 Belford	RMF-32	Multi Residential
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
Revocable Permit					

PROPERTY OWNER DEVELOPER REPRESENTATIVE

Bray & Co. Jack Crimmins
 Name Name Name

225 N. 5th St.
 Address Address Address

G.J.
 City/State/Zip City/State/Zip City/State/Zip

241-2909
 Business Phone No. Business Phone No. Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

[Signature] 5-18-94
 Signature of Person Completing Application Date

Ty & Del Lochan + cc
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Kerry D. Rutledge
907 N. 8th St.
Grand Junction, CO 81501-3110

Robin Ely & Sandra Altland
931 Belford Ave.
Grand Junction, CO 81501-3132

Theresa Martinez
760 Teller Ave.
Grand Junction, CO 81501-3239

Sarah Oliver
945 Belford Ave.
Grand Junction, CO 81501-3132

Bray & Company
ATTN: Jack Crimmings
225 N. 5th Street
Grand Junction, CO 81501

Sherwin Williams CO
P.O. Box 6027
Cleveland, OH 44101-2042

Jesse Guillen & Melissa Lynn
904 Teller Ave.
Grand Junction, CO 81501-3243

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

Ray Meacham
702 Golfmore Dr.
Grand Junction, CO 81506-1883

T.K. Baughman
918 Teller Ave.
Grand Junction, CO 81501-3243

James Waid
926 Hill Ave.
Grand Junction, CO 81501-3233

Joy Johnson
% Margaret Myers
936 Teller Ave.
Grand Junction, CO 81501-3243

Matthew Henson
930 Hill Ave.
Grand Junction, CO 81501-3233

Patrick & Loretta Zamora
942 Teller Ave.
Grand Junction, CO 815-01-3243

Dawn Bray
948 Hill Ave.
Grand Junction, CO 81501-3233

Dwight Guthrie and Claireen
Cline
632 Americana Dr.
Grand Junction, CO 81504-5992

Harlien Perino
2731 Sierra Vista Rd.
Grand Junction, CO 81503-2262

Mary Madrid
% E. Cardona
3093 Gunnison Ave.
Grand Junction, CO 81504-6372

Robert Lucas
2000 N. 8th St.
Grand Junction, CO 81501-2900

Stanley Carlson
606 Viewpoint Dr.
Grand Junction, CO 81506-8223

A.W. Else
926 N. 9th St.
Grand Junction, CO 81501-3115

Steven Payne
915 Belford Ave.
Grand Junction, CO 81501-3132

Herbert E. Keesecker
1661 Columbia Dr.
Englewood, FL 34223-
1517

Charles McIntyre
807 La Paz Ct.
Grand junction, CO 81506-1777

Ruth Bowhay
751 Belford Ave.
Grand Junction, CO 81501-3128

Grace Blaney
929 N 9th St.
Grand Junction, CO
81501-
3114

Vera Morse
910 Teller Ave.
Grand Junction, CO 81501-3243

Gerald and Carole Cutler
3457 Grand Valley Canal Rd.
Clifton, CO 81520-9712

Margaret R. Valles
847 Belford Ave.
Grand Junction, CO 81501

CM & H Tire CO
747 Teller Ave.
Grand Junction, CO 81501-3138

Ludwig & June Wood
906 Hill Ave.
Grand Junction , CO 81501-3233

Marion Orendorf
810 Teller Ave.
Grand Junction, CO 81501-
3241

Peter Robinson and
Marilyn Green
903 Teller Ave.
Grand Junction, CO 81501

Philip Coebergh
P.O. Box 1813
Grand Junction, CO 81502-1813

Maevonne Mickelsen
820 Teller Ave.
Grand Junction, CO 81501-
3241

The Dorothy Mae Trust
903 Teller Ave.
Grand Junction, CO 81501-3242

Carolyn Beldon
922 N 8th St.
Grand Junction, CO 81501

Ward and Mary Shipley
830 Teller Ave.
Grand Junction, CO 81501-
3241

Robert Rait
915 Teller Ave.
Grand Junction, CO 81501-3242

Clint Newton
950 N 8th St.
Grand Junction, CO 81501-3111

James McDonnell
840 Teller Ave.
Grand Junction, CO 81501-
3241

Lynn & Katrina Thompson
927 Teller Ave.
Grand Junction, CO 81501-3242

Palma Rachela Loveridge
940 N. 8th St.
Grand Junction, CO 81501-3111

David Pipe & Jacquelin
Gerhard
844 Teller Ave.
Grand Junction, CO 81501-
3241

Norman Bowles
947 Teller Ave.
Grand Junction, CO 81501-3242

Carl Davis
825 Belford Ave.
Grand Junction, CO 81501-3130

Helen Tiltson
856 Teller Ave.
Grand Junction, CO 81501-
3241

Frances Patton
P.O. Box 122
Grand Junction, CO 81502-0122

Nan Carolyn Howard
923 N 8th St.
Grand Junction, CO 81501-3110

William Martin
518 30 Road
Grand Junction, CO 81504-
4427

Vera Morse
910 Teller Ave.
Grand Junction, CO 81501-3242

Beth Brodak
925 N 8th St
Grand Junction, CO 81501-3110

April 1 1994
Community Development Dept

Re: 92-94 Variance
Off Street Parking
Requirements- 831/837 Belgard

I live at 856 Teller Ave
and I am very much
opposed to any additional
parking in the alley
back of my property

There is already a great
amount of traffic in this
alley.

Do not add more

Helen J. Johnson
856 Teller Ave

SUBMITTAL CHECKLIST

VARIANCE

Location: 837 Belford

Project Name: Parking

ITEMS	DISTRIBUTION											
DESCRIPTION	SSID REFERENCE	●	●	●	●	●	●	●	●	●	●	TOTAL REQD.
#92 94		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City Board of Appeals (3 seats)	City Downtown Dev. Auth.	City Parks and Rec.	County Planning	Walker Field	
● Application Fee #180	VII-1	1										
● Submittal Checklist*	VII-3	1										
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2	1		1	1	1						
● Appraisal of Raw Land	VII-1	1		1				1				
● Names and Addresses	VII-3	1										
● Legal Description	VII-2	1		1								
○ Deed	VII-1	1		1	1	1						
○ Easement	VII-2	1	1	1	1	1						
○ Avigation Easement	VII-1	1		1	1	1						
○ ROW	VII-3	1	1	1	1	1						
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	
● Location Map	IX-21	1										
● Vicinity Sketch	IX-33	1	1	1	1	1	1	1	1	1	1	

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NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

BOARD OF APPEALS - STAFF REVIEW

overlay existing

FILE: 92-94

writing

DATE: May 31, 1994

REQUEST: Parking Variance

LOCATION: 831/837 Belford Avenue

APPLICANT: Bray and Company Realty, Inc.

EXISTING LAND USE: Multifamily Residential (6 units)

PROPOSED LAND USE: Multifamily Residential (8 units)

SURROUNDING LAND USE:

NORTH: Commercial
SOUTH: Single Family Residential
EAST: Single Family Residential
WEST: Single Family Residential

EXISTING ZONING: Residential Multifamily 32 Units Per Acre (RMF-32)

SURROUNDING ZONING:

NORTH: Light Commercial (C-1)
SOUTH: RMF-32
EAST: RMF-32
WEST: RMF-32

ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 5-5-1 H.2. - Residential Minimum Parking Requirement - 2 spaces per unit

VARIANCE REQUESTED: 4 spaces - provide 12 parking spaces instead of the required 16 for 8 total dwelling units

APPLICANT'S REASON FOR REQUEST: Providing additional parking (e.g. in front of structures) would destroy the character of the residential streetscape and would be unsafe. The parking requirement can be met for the proposed units. Also, the proposal will improve the property in terms of landscaping and cleaning up the site.

STAFF ANALYSIS: There are three existing buildings on the site located at 831/837 Belford Avenue. The front two buildings are duplexes to remain as such (4 existing units).

The rear building currently has 2 living units and a garage. The proposal is to convert the garage and remodel the rear building to have a total of 4 dwelling units. The entire site is proposed to have 8 dwelling units, with a parking requirement of 16 parking spaces (2 per unit). The applicant is proposing to provide a total of 12 parking spaces, some of which are stacked to allow double parking. Neither this nor the parking backing directly onto the alley is a desirable situation; however, the site does not offer much design flexibility.

The number of proposed dwelling units is within the RMF-32 density allowed on the site (a total of 9 units would be allowed); however, Section 4-2-7 of the Code states that although "No minimum lot area is required, developments shall meet all bulk standards . . .". Therefore, although the number of units is within Code, the site must also be adequately sized to allow enough non-building area for setbacks, landscaping, and parking. The existing rear building does not appear to meet the rear yard setback requirement of 20 feet, and there are currently only 4 parking spaces on site (existing requirement is 12 spaces). Thus, the site and structure are non-conforming and granting this variance will allow for expansion of the scope of the use which is not allowed by section 4-9-2 A. of the Code. Generally, staff feels that this proposal is attempting to place too much (too many dwelling units and the parking need for them) on a site which already does not meet Code requirements.

FINDINGS OF REVIEW:

and alleys
No Conflict with Public Interest. It is within the public interest for the City to consistently enforce regulations such as parking requirements to ensure adequate space on streets for safe traffic circulation. Failure for this project to meet those requirements would seem to conflict with the public interest.

Exceptional Conditions / Undue Hardship not Self-Inflicted. The hardship in this case appears to be self-inflicted by the property owner attempting to place too much (too many dwelling units and the parking need for them) on a site which already does not meet Code requirements.

Not Detrimental to Public Health, Safety or Welfare. Placing the burden of more parking on the street adjacent to this project will be detrimental to public safety.

No Reasonable Use of Property without a Variance. The property has an existing reasonable use which will not be affected if the variance is not granted.

Not Injurious to or Reduce Value of Surrounding Properties. Failure of this property to meet site development requirements will affect the amount of on-street traffic in the area which could reduce the value of surrounding properties.

STAFF RECOMMENDATION: Denial of the parking variance request



June 22, 1994

- SALES
- LEASING
- MANAGEMENT
- MARKETING
- ACQUISITION
- DEVELOPMENT
- CONSULTING

I have been shown the proposed remodel for 837 Belford Avenue by Bray & Company. I understand that an additional unit will be added where the garages presently are located. Assigned parking will be added at the sides and rear of the site.

I have no objections to the proposed variance.

Marion Orendorf
Name
810 Teller
Address

Alpine Bank Building
225 North Fifth St.
Suite 1020
Grand Junction,
Colorado 81501
303/241-2909
FAX 303/241-6223

6/23 - Mrs. Orendorf called + wanted it noted that she has concerns about all the trucks in the alley after talking to her neighbors. She wishes to withdraw her signature.



June 22, 1994

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I have no objections to the proposed variance.

Margaret Dallas

Name

847 Belford

Address

Alpine Bank Building
225 North Fifth St.
Suite 1020
Grand Junction,
Colorado 81501
303/241-2909
FAX 303/241-6223



June 22, 1994

- SALES
- LEASING
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I have no objections to the proposed variance.

A handwritten signature in cursive script, reading "Carl A. Kentz".

Name

A handwritten address in cursive script, reading "950 N. 8th St.".

Address

Alpine Bank Building
225 North Fifth St.
Suite 1020
Grand Junction,
Colorado 81501
303/241-2909
FAX 303/241-6223



June 22, 1994

- SALES
- LEASING
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I have no objections to the proposed variance.

Todd Mickelsen 241-8294
Name

820 Teller Avenue
Address

Alpine Bank Building
225 North Fifth St.
Suite 1020
Grand Junction,
Colorado 81501
303/241-2909
FAX 303/241-6223

Concerns: keeping speeds to a reasonable level
in the alley?
where will the trash be put and in what
kind of container?



June 22, 1994

- SALES
- LEASING
- MANAGEMENT
- MARKETING
- ACQUISITION
- DEVELOPMENT
- CONSULTING

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I have no objections to the proposed variance.

Wayne T. Bradford Sherman W. Williams
Name

845 N. Ast
Address

Alpine Bank Building
225 North Fifth St.
Suite 1020
Grand Junction,
Colorado 81501
303/241-2909
FAX 303/241-6223



June 22, 1994

- SALES
- LEASING
- MANAGEMENT
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- CONSULTING

I have been shown the proposed remodel for 837 Belford Avenue by Bray & Company. I understand that an additional unit will be added where the garages presently are located. Assigned parking will be added at the sides and rear of the site.

~~I have no objections to the proposed variance.~~

David Pope Jacques Gerhard

Name

844 Teller Avenue

Address

We oppose the parking being relocated to the south side of the building. It is unacceptable to us to have a parking lot adjacent to our backyard. Our concerns include increased traffic, noise, and the unsightliness of a parking lot which would devalue our property and decrease its sale appeal to future buyers. If the property owner is willing to bear the cost of a privacy fence to screen our view, we will not oppose the variance. We have addressed our concerns and request in a letter to the owner and have asked for his response via Fax, by end of business day, July 7.

Alpine Bank Building
225 North Fifth St.
Suite 1020
Grand Junction,
Colorado 81501
303/241-2909
FAX 303/241-6223

David Pipe and Jacque Gerhard, Property Owners
844 Teller Avenue
Grand Junction, CO 81501
(303) 241-9353

Jim McDonnell and Bob Mayer, Property Owners
840 Teller Avenue
Grand Junction, CO 81501
(303) 668-0404

Mr. Ty Lockhart
c/o Bray and Company Realtors
224 North 5th Street, Suite 1020
Grand Junction, CO 81501-2661

June 30, 1994

Dear Mr. Lockhart,

Thank you for this opportunity to comment on the proposed changes to your property at 837 Belford Avenue in Grand Junction. We have talked with your representatives from Bray and Company--Carolyn Cady and Maryanne Novak about the proposed changes. We are concerned that a parking area for 9-12 vehicles is being planned directly adjacent to our backyards. We are sending this letter to request that you provide a privacy fence to screen our view from this parking area, should you decide to convert this area into a parking lot

Mr. Lockhart, Carolyn Cady tells us you are a conscientious owner who wants to develop and maintain this property in harmony with the neighborhood. Presently, as Carolyn has explained to us and as we have heard directly from neighbors, there is much disagreement over where to develop adequate parking. We believe we have a solution that will satisfy all the concerns of business and residential neighbors.

- 1) American Furniture and Sherwin Williams Company complain that the present on-street parking prevents semi-trucks from entering and exiting their parking lots. **THEY DO NOT WANT ON-STREET PARKING ON BELFORD AVENUE.**
- 2) Belford Avenue neighbors complain that a parking lot developed in front of the building would tear up the existing lawn, landscaping and sidewalk and destroy the integrity and beauty of Belford Ave. **THEY DO NOT WANT AN OFF-STREET PARKING AREA DEVELOPED ON BELFORD AVENUE**
- 3) We do not want a parking lot adjacent to our backyards. We do not want the noise, traffic and unsightliness of 9-12 vehicles, coming and going. This will affect the property value and resale appeal of our two homes. **WE DO NOT WANT OFF-STREET PARKING DEVELOPED OFF THE ALLEY.**

Solution--develop the parking lot off the alley and screen our view with a privacy fence. If you would be willing to provide 98 linear feet of privacy fence along our property line, our view would be effectively screened from a parking lot off the alley and we would be satisfied. Moreover, all other business and residential owners in question would be satisfied, too.

We obtained an estimate from Jon Palmer of J & S Fence Company: \$1,580 This cost includes materials, labor and taxes. The materials include 98 linear feet of standard 1" x 6" x 6' cedar pickets, two gates (one gate for each property for alley access).

The variance will be considered at a Board of Appeals meeting on July 13. As you may know, the City Planning Department is recommending that the parking variance for which you have applied be denied. Neighborhood support for the variance could make all the difference. In exchange for erecting the privacy fence for us, we would agree to support the variance, by submitting letters to the Planning Department, detailing your cooperation with this neighborhood. Without your written agreement to provide a privacy fence, we will oppose the variance. Our homes are important to us!

Mr. Lockhart, your thoughtful consideration of our request is appreciated. We ask that you respond to us via Fax (303) 242-6469 by the end of business day, July 7. Again, thanks.

Sincerely,

Jacque Gerhard

Dave Pipe

Jim McDonnell

Bob Mayer

BOARD OF APPEALS - STAFF REVIEW

FILE: 92-94

DATE: July 26, 1994

REQUEST: Parking Variance

LOCATION: 831/837 Belford Avenue

APPLICANT: Bray and Company Realty, Inc.

EXISTING LAND USE: Multifamily Residential (6 units)

PROPOSED LAND USE: Multifamily Residential (8 units)

SURROUNDING LAND USE:

NORTH: Commercial
SOUTH: Single Family Residential
EAST: Single Family Residential
WEST: Single Family Residential

EXISTING ZONING: Residential Multifamily 32 Units Per Acre (RMF-32)

SURROUNDING ZONING:

NORTH: Light Commercial (C-1)
SOUTH: RMF-32
EAST: RMF-32
WEST: RMF-32

ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 5-5-1 H.2. - Residential Minimum Parking Requirement - 2 spaces per unit

VARIANCE REQUESTED: 4 spaces - provide 12 parking spaces instead of the required 16 for 8 total dwelling units

APPLICANT'S REASON FOR REQUEST: Providing additional parking (e.g. in front of structures) would destroy the character of the residential streetscape and would be unsafe. The parking requirement can be met for the proposed units. Also, the proposal will improve the property in terms of landscaping and cleaning up the site.

STAFF ANALYSIS: There are three existing buildings on the site located at 831/837 Belford Avenue. The front two buildings are duplexes to remain as such (4 existing units).

The rear building currently has 2 living units and a garage. The proposal is to convert the garage and remodel the rear building to have a total of 4 dwelling units. The entire site is proposed to have 8 dwelling units, with a parking requirement of 16 parking spaces (2 per unit). The applicant is proposing to provide a total of 12 parking spaces, some of which are stacked to allow double parking. Neither this (see Development Engineer comments) nor the parking backing directly onto the alley is a desirable situation; however, the site does not offer much design flexibility. Although the petitioner does not show a rear property line on the plan, staff has determined that there is approximately 15'3" behind the rear building to the north right-of-way line of the alley. Therefore, the parking must be angled in order to not encroach upon the alley. With elimination of the stacked spaces, and angling the rear parking, staff has determined that, in reality, the site can only accommodate 7 spaces, rather than the 12 shown by the applicant.

The applicant has suggested that, if they are not granted this variance, they will construct parking in front of the buildings with access on Belford Avenue. This proposal still would not provide enough parking to meet Code requirements. Section 5-5-1 E. states that "Parking spaces for residential uses in residential zones shall not be in a front yard setback except in the case for single family structures." This zone has a minimum front yard setback of 20 feet, leaving very little space for parking in front of the buildings (maybe 2 stalls).

The number of proposed dwelling units is within the RMF-32 density allowed on the site (a total of 9 units would be allowed); however, Section 4-2-7 of the Code states that although "No minimum lot area is required, developments shall meet all bulk standards . . .". Therefore, although the number of units is within Code, the site must also be adequately sized to allow enough non-building area for setbacks, landscaping, and parking. The existing rear building does not appear to meet the rear yard setback requirement of 20 feet, and there are currently only 4 parking spaces on site (existing requirement is 12 spaces). Thus, the site and structure are non-conforming and granting this variance will allow for expansion of the scope of the use which is not allowed by section 4-9-2 A. of the Code. Generally, staff feels that this proposal is attempting to place too much (too many dwelling units and the parking need for them) on a site which already does not meet Code requirements.

FINDINGS OF REVIEW:

No Conflict with Public Interest. It is within the public interest for the City to consistently enforce regulations such as parking requirements to ensure adequate space on streets for safe traffic circulation. Failure for this project to meet those requirements would seem to conflict with the public interest.

Exceptional Conditions / Undue Hardship not Self-Inflicted. The hardship in this case appears to be self-inflicted by the property owner attempting to place too much (too many dwelling units and the parking need for them) on a site which already does not meet Code requirements.

Not Detrimental to Public Health, Safety or Welfare. Placing the burden of more parking on the street adjacent to this project will be detrimental to public safety.

No Reasonable Use of Property without a Variance. The property has an existing reasonable use which will not be affected if the variance is not granted.

Not Injurious to or Reduce Value of Surrounding Properties. Failure of this property to meet site development requirements will affect the amount of on-street traffic in the area which could reduce the value of surrounding properties.

STAFF RECOMMENDATION: Denial of the parking variance request

David Pipe and Jacque Gerhard
844 Teller Avenue
Grand Junction, CO 81501
241-9353

Board of Appeals
c/o Community Development Department
City of Grand Junction
250 N. 5th St.
Grand Junction, CO 81501

August 1, 1994

Dear Members of the Board of Appeals,

Thank you for the opportunity today to comment on proposed changes in our neighborhood.

Attached is our letter to Mr. Lockhart. We do not want a parking lot developed next to our backyards, but given the alternatives, we believe constructing the parking lot off the alley is the "lesser of the evils."

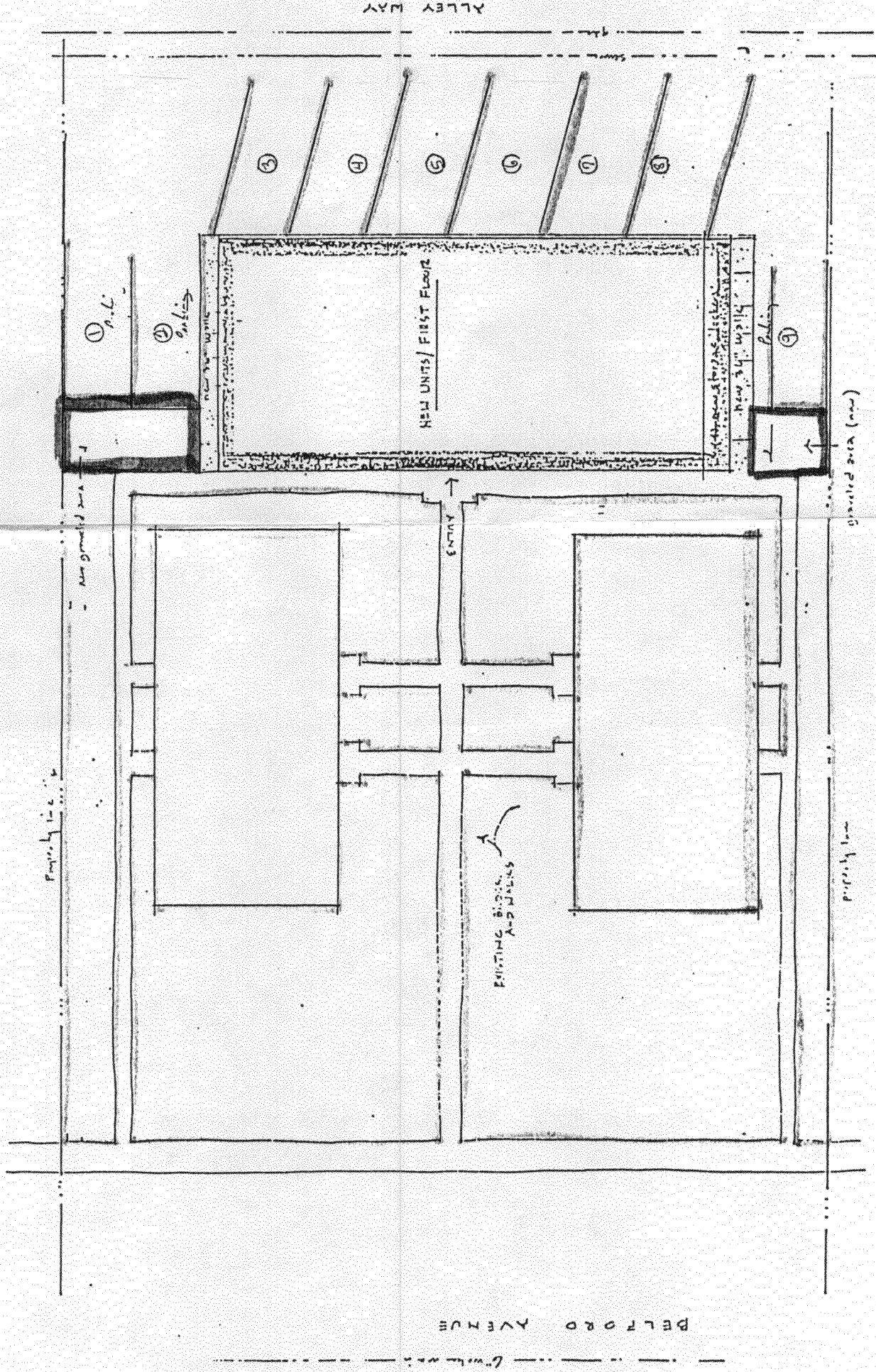
We are asking your support towards what we think is fair and reasonable mitigation: the apartment complex owner bearing the cost of a privacy fence (explained in the attached letter). We also ask that you deny the parking variance for the simple reason that adequate parking cannot be provided for additional apartment residents.

Thank you for your service to the community. Please call or visit us if you desire more information.

Sincerely,


Jacque Gerhard

Dave Pipe



PROPOSED NO. OF SPACES
PARKING 12

SITE PLAN. PRELIMINARY DESIGN
1/8" = 1'-0"

IMPROVEMENTS AT 637 BELFORD · GRAND JUNCTION · PRAY AND CO.



HEBERT





CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 49149

DATE July 20, 1995

PERMISSION IS HEREBY GRANTED TO Jim Layman TO OCCUPY THE

BUILDING SITUATED AT 1203 Colorado

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER _____

FOR THE FOLLOWING PURPOSE: Remodel for Hotdog stand

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Dan Davis
City Planner Mike Pelletier

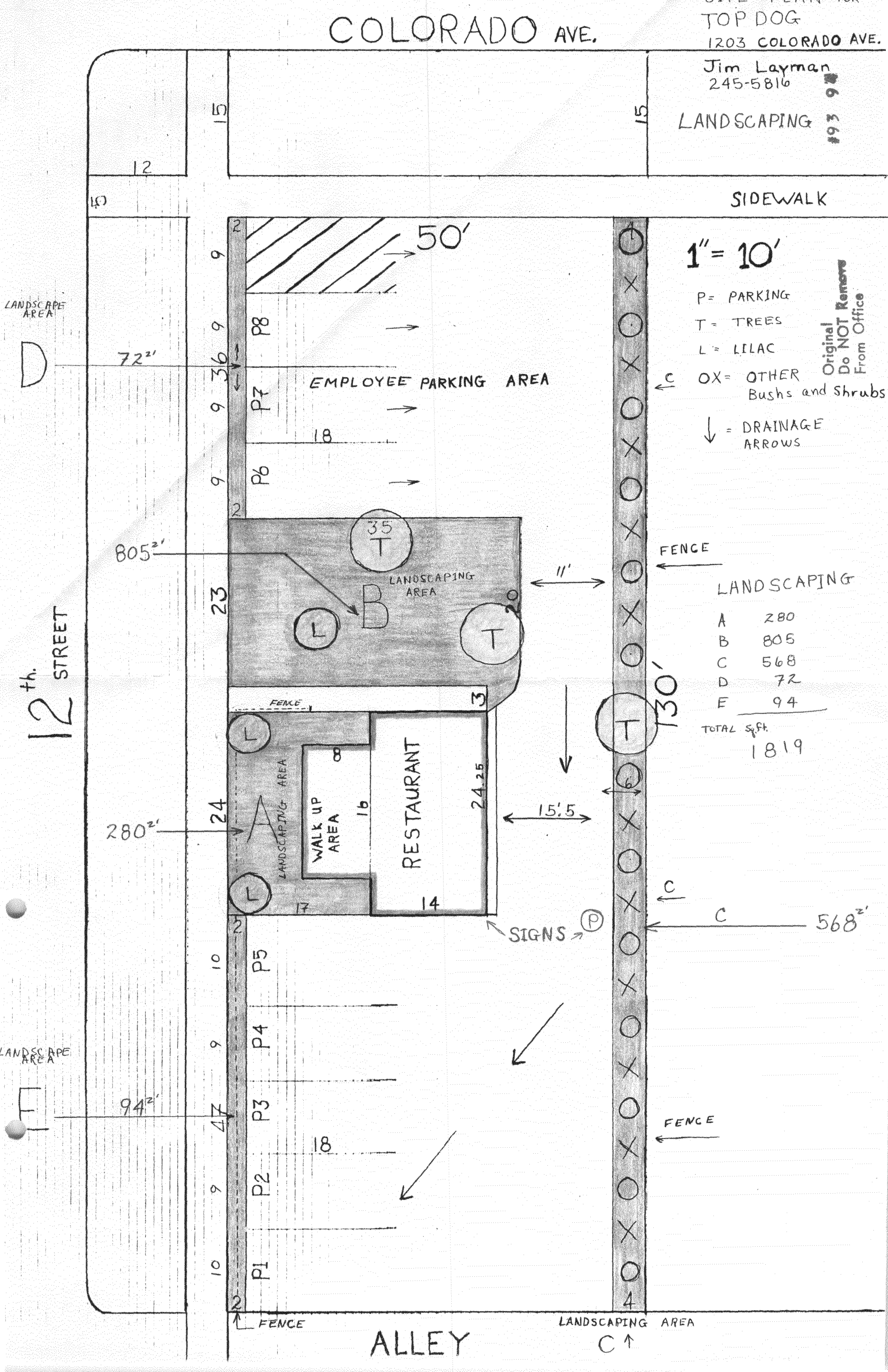
COLORADO AVE.

SITE PLAN FOR
TOP DOG
1203 COLORADO AVE.

Jim Layman
245-5816

LANDSCAPING

#93 92



1" = 10'

P = PARKING

T = TREES

L = LILAC

OX = OTHER

Bushes and Shrubs

↓ = DRAINAGE
ARROWS

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LANDSCAPING

A 280

B 805

C 568

D 72

E 94

TOTAL Sq.Ft.

1819

C 568'

FENCE

ALLEY

LANDSCAPING AREA

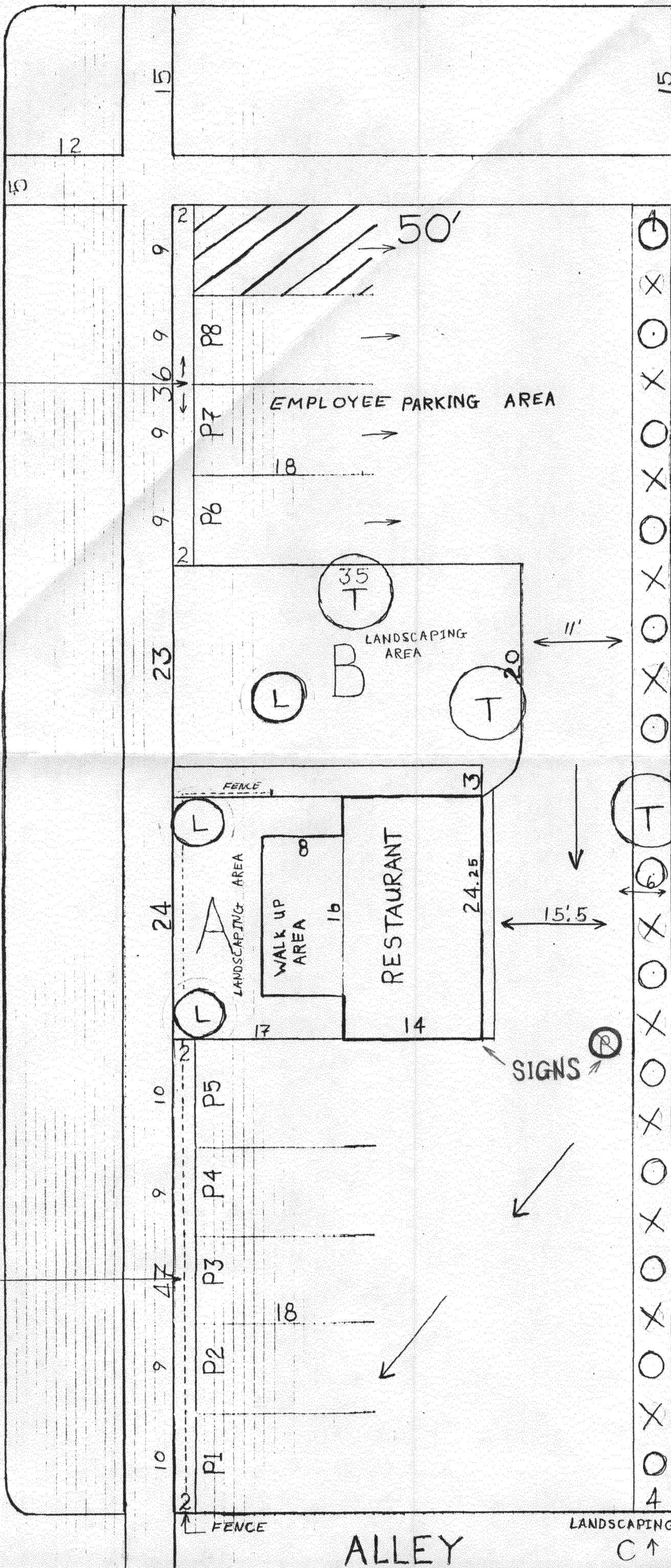
C ↑

COLORADO AVE.

SITE PLAN FOR
TOP DOG
1203 COLORADO AVE.

Jim Layman
245-5816

SITE PLAN



1" = 10'

- P = PARKING
- T = TREES
- L = LILAC
- OX = OTHER Bushes and Shrubs
- ↓ = DRAINAGE ARROWS

Original
Do NOT Remove
From Office

LANDSCAPE AREA

12th STREET

LANDSCAPE AREA

ALLEY

SIDEWALK

LANDSCAPING AREA

C ↑

COLORADO AVE.

SITE PLAN FOR
TOP DOG
1203 COLORADO AVE.

Jim Layman
245-5816

GRADING - DRAINAGE

SIDEWALK

1" = 10'

P = PARKING

T = TREES

L = LILAC

OX = OTHER
Bushes and Shrubs

↓ = DRAINAGE
ARROWS

193 94

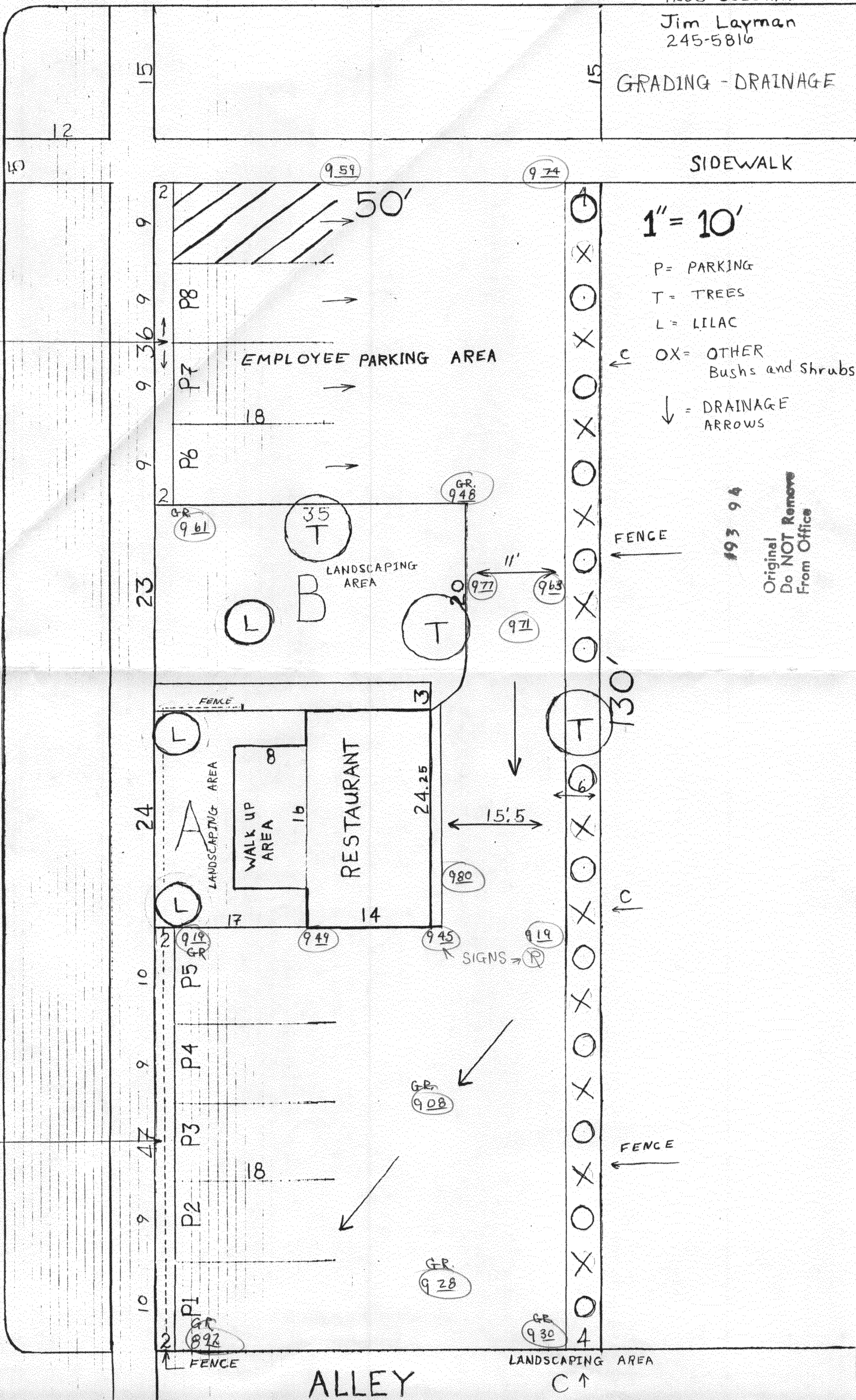
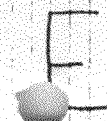
Original
Do NOT Remove
From Office

LANDSCAPE AREA



12th STREET

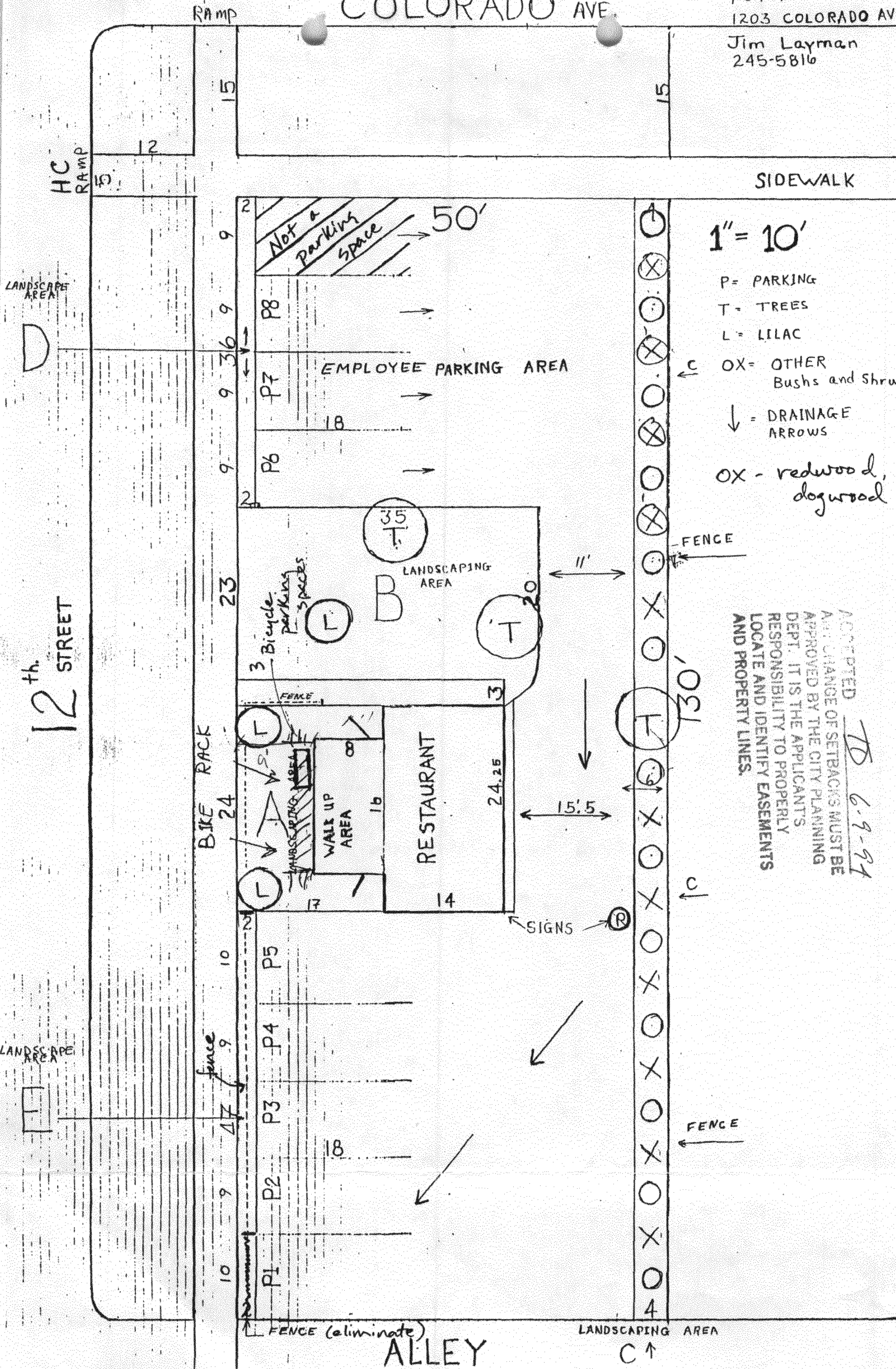
LANDSCAPE AREA



COLORADO AVE.

TOP DOG
1203 COLORADO AVE

Jim Layman
245-5816



ACCEPTED
DATE CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

TD 6-9-94