

A. 1. Location

1.13 9.4

The South East corner of 4th; Colorado Ave

3. Proposed use

Drive up window for our pawnshop

C. 9. Hours of operation

Mon - Friday - 8:30 to 5:30

SAT - 8:30 to 2:30

NO Sunday openings

we think 5 to 10 cars a day will use this window

REPORT CHECKLIST AND OUTLINE

GENERAL PROJECT REPORT 013 94

CHECKLIST	OK	NA
Typed text		
Size: 8½ x 11" format		
Bound: If more than 1 page, use a staple.		
Name of report on a title page or on the first page of text		

OUTLINE

- A. Project Description
 - 1. Location
 - 2. Acreage
 - 3. Proposed use
- B. Public Benefit
- C. Project Compliance, Compatibility, and Impact
 - 1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code)
 - 2. Land use in the surrounding area
 - 3. Site access and traffic patterns
 - 4. Availability of utilities, including proximity of fire hydrants
 - 5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.)
 - 6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)
 - 7. Site soils and geology (such as per SCS soils mapping)
 - 8. Impact of project on site geology and geological hazards, if any
 - 9. Hours of operation
 - 10. Signage plans
- D. Development Schedule and Phasing

COMMENTS

1. This report should only provide general information, and should not be more than 2 pages long.

DATE SUBMITTED _____

BUILDING PERMIT NO. _____

FEE \$ _____

PLANNING CLEARANCE

113 94

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

BLDG ADDRESS 401 Colorado Ave

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16 sq ft

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 1875

FILING _____ BLK _____ LOT 001,002,003

TAX SCHEDULE NO. _____

NO. OF FAMILY UNITS _____

OWNER B.E. - P.M. Thompson

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 401 Colorado

USE OF EXISTING BLDGS PAWN Shop

TELEPHONE 242-0016

DESCRIPTION OF WORK AND INTENDED USE:
Drive up window

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

ZONE C-2

DESIGNATED FLOODPLAIN: YES _____ NO _____

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear _____ from property line

Parking Req'mt _____

Maximum Height _____

File Number _____

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval _____

Applicant Signature B.E. Thompson

Date Approved _____

Date 6-17-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

SUBMITTAL CHECKLIST #113-94

SITE PLAN REVIEW

113 94

Location: 401 Colorado Ave

Project Name: Pawn Shop Drive-Thru

ITEMS	DISTRIBUTION															TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Public Works Sanitation	● City Fire Department	● City Attorney	● City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field	● City Police Dept.	TOTAL REQ'D.	
● Application Fee \$110	VII-1	1																						
● Submittal Checklist*	VII-3	1																						
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																						
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1*					1*																	
○ Appraisal of Raw Land	VII-1	1		1	1																			
○ Deeds	VII-1	1		1			1																	
○ Easements	VII-2	1	1	1	1		1																	
○ Avigation Easement	VII-1	1		1			1																	
○ ROW	VII-3	1	1	1	1		1																	
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																	
○ CDOT Access Permit	VII-3	1	1																					
○ Industrial Pretreatment Sign-off	VII-4	1		1																				
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																					
● Site Plan	IX-29	2	2	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2									1												
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1							
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1						1	1	1	1	1								
○ Roadway Plan and Profile	IX-28	1	2									1												
○ Road Cross-Sections	IX-27	1	2																					
○ Detail Sheet	IX-12	1	2																					
○ Landscape Plan	IX-20	2	1	1																				
○ Geotechnical Report	X-8	1	1							1														
○ Final Drainage Report	X-5,6	1	2									1												
○ Stormwater Management Plan	X-14	1	2									1								1				
○ Phase I and II Environmental Report	X-10,11	1	1																					
○ Traffic Impact Study	X-15	1	2																		1			

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.

PRE-APPLICATION CONFERENCE

Date: 6/16/94
Conference Attendance: Kristen Ashbeck, Bill Thompson
Proposal: Drive-Thru Pawn Shop
Location: 401 Colorado Avenue

Tax Parcel Number: 2945-
Review Fee: \$110

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

REVIEW COMMENTS

Page 1 of 2

FILE #113-94

TITLE HEADING: Site Plan Review - Drive Thru

LOCATION: 401 Colorado Avenue

PETITIONER: Bill Thompson

PETITIONER'S ADDRESS/TELEPHONE: 401 Colorado Ave.
Grand Junction, CO 81501
242-6016

PETITIONER'S REPRESENTATIVE: Bill Thompson

STAFF REPRESENTATIVE: Kristen Ashbeck

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.

MESA COUNTY BUILDING DEPT.
Bob Lee

6/29/94
244-1656

The wall in which the drive-up window is to be located must be at least 10' from property line. A building permit is required.

CITY DEVELOPMENT ENGINEER
Jody Kliska

6/28/94
244-1591

Will need alley power-of-attorney.
Need signing plan.
Alley driveway in rough condition; needs replacement.

CITY FIRE DEPT.
George Bennett

6/29/94
244-1400

We do not have a problem with a drive-thru for this pawn shop.

CITY POLICE DEPT.
Dave Stassen

7/05/94
244-3587

The Police Dept. has no problem with the concept. My only concern is how to ensure the exit is "Right Turn Only" to minimize traffic impact on Colorado Ave.

CITY UTILITY ENGINEER
Bill Cheney

7/05/94
244-1590

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

7/13/94
244-1437

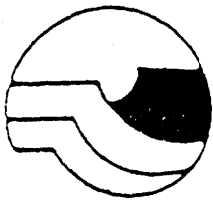
See attached comments and red-lined drawings.

113-94

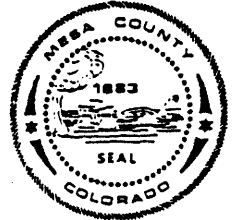
SITE PLAN REVIEW - PAWN SHOP DRIVE THROUGH
COMMUNITY DEVELOPMENT DEPARTMENT 7/13/94

NOTE: See attached red-lined drawing for clarification of comments as needed.

1. The parcels must be combined into one tax parcel in order to construct the addition over a property line. Contact the Mesa County Assessors Office for information on this process.
2. Revise the site plan to show:
 - Fencing (if it is to remain)
 - Location of signs for traffic circulation and indicate what they will say
3. Is parking along the eastern boundary parallel or angled? Revise plan to show these at the required size and configuration.
4. A Power of Attorney for the potential improvements to the alley is required. Please complete, sign and return the attached form.
3. The landscape requirement for the new parking lot is 187.5 square feet. 40% of the area must be covered with shrubs and the plants must be irrigated. Recommend that this be provided along Colorado near the building.



Mesa County Assessor



Mesa County Courthouse Annex P.O. Box 20,000-5003 Grand Junction, Colorado 81502-5003 (303) 244-1610

COMBINATION FORM or RETURN TO ORIGINAL PARCELS

EXISTING PARCEL NUMBER(S): 2945-143-28-001
2945-143-28-006

PROJECTED NEW PARCEL NUMBER(S):

Please be advised: THAT ANY NEW NUMBER(s) LISTED ABOVE IS NOT ABSOLUTELY GUARANTEED. THE NEW NUMBERS ARE SUBJECT TO CHANGE.

FROM SEPTEMBER 1 OF EACH YEAR, THERE IS NO GUARANTEE THAT THE ABOVE REQUEST WILL BE PROCESSED IN TIME FOR THE FOLLOWING JANUARY'S TAX NOTICE.

WE DO PROMISE TO PROCESS REQUESTS IN A TIMELY MANNER, AS OUR REGULAR FLOW OF WORK ALLOWS.

OWNER

SIGNATURE : Bill E. Thompson

PHONE NO: 242 6015

DATE 7-22-94

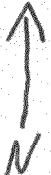
DRAFTING TECH

SIGNATURE : Lovada Palmer

Colorado Ave

existing curb cut

113 94



Existing Building

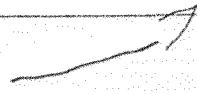
4 M



Alley

1" = 10' PL

" 15' PL



7501 = "1"

20

21'

16'

Parking

What are these?

Existing Building

Per meeting with Bill Thompson on 12/30/94

to install window only ~~install~~ instead of addition.

∴ no parking, no landscaping req'd

Signage still required & Alley Poth req

113 94

Landscaping 157 51 281

Existing curb cut

Colorado Ave

17th St

