





Date: 3/4/96

Proposal: \_\_\_\_\_

Location: 154<sup>th</sup> Road - SE

Tax Parcel Number: 2945-143-13-001

Related Files: \_\_\_\_\_

Additional ROW required? \_\_\_\_\_

TCP/Adjacent Half street improvements? \_\_\_\_\_

Revocable Permit required? \_\_\_\_\_

State Highway Access Permit required? \_\_\_\_\_

On-site detention/retention or Drainage fee 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? \_\_\_\_\_

Related Files: \_\_\_\_\_

Date Submitted: 3-13-96



# CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: AL SCHIESSWOHL

Address: 570 HALL AVE G.J.

Telephone: 242-3508

Applicant's Name: GARY E. FLYNN

Address: 2992 ORCHARD AVE G.J.

Telephone: 245-1095

Location of Property: 124 N. FIRST ST. G.J.

Tax Parcel No. 2945-143-13-001

Existing Use: AUTO SALES

Proposed Use: AUTO SALES & AUTOMOTIVE REPAIR

Other: NONE

FOR OFFICE USE ONLY				
Zone:	Setbacks	F:	S:	R:
Special Conditions:				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

[Signature]  
Applicant's Signature

3-12-96  
Date

\_\_\_\_\_  
Community Development Department Approval

\_\_\_\_\_  
Date

# REVIEW COMMENTS

Page 1 of 1

FILE #COU-96-4.11

TITLE HEADING: Auto Sales to Auto Sales & Repair

LOCATION: 124 N 1st Street

PETITIONER: Gary Flynn

PETITIONER'S ADDRESS/TELEPHONE: 2992 Orchard Avenue  
Grand Junction, CO 81504  
245-1095

STAFF REPRESENTATIVE: Bill Nebeker

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

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**CITY POLICE DEPARTMENT** 3/15/96  
**Dave Stassen** 244-3587

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No comments.

**CITY UTILITY ENGINEER** 3/15/96  
**Trent Prall** 244-1590

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No comment.

**CITY DEVELOPMENT ENGINEER** 3/18/96  
**Jody Kliska** 244-1591

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1. Show parking to determine if adequate parking exists.
2. No transportation capacity payment.

**CITY FIRE DEPARTMENT** 3/18/96  
**Hank Masterson** 244-1414

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The Fire Department has no problem with this proposal.

**MESA COUNTY BUILDING DEPARTMENT** 3/18/96  
**Bob Lee** 244-1656

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No comments.

**CITY COMMUNITY DEVELOPMENT** 3/20/96  
**Bill Nebeker** 244-1447

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Submit a plan showing parking and circulation. Parking is not allowed in front of service bay doors and backing is not allowed onto 1st Street.

RE: 124 N. 1ST ST.  
GRAND JCT, CO.

MARCH 13, 1996

TO WHOM IT MAY CONCERN,

THIS PROPERTY WAS DEVELOPED PRIMARILY AS A RETAIL FUEL OUTLET WITH AN ATTACHED SERVICE FACILITY. AFTER THE FUEL SALES WERE DISCONTINUED, THE BUILDING AND LOT WERE USED FOR USED CAR SALES. THIS IS STILL ITS USAGE TODAY.

THE ATTACHED SERVICE FACILITY IS STILL INTACT BUT UNUSED. THIS AREA CONTAINS TWO BAYS WITH OVERHEAD DOORS AN INGROUND LIFT, COMPRESSOR WITH RELATED PLUMBING AND METAL TOPPED WORK BENCHES.

MY INTENTIONS ARE TO USE THIS FACILITY FOR THE PURPOSE IT WAS DESIGNED FOR, WITH NO NEW CONSTRUCTION OR CHANGE IN OUTWARD APPEARANCE.

GARY E. FLYNN



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

May 20, 1997

Gary E. Flynn  
2992 Orchard Avenue  
Grand Junction, CO 81504

Dear Gary:

In March 1996 the City of Grand Junction approved a Change of Use for your business, G. F. Automotive at 124 N. First Street. The approved site plan shows that parking for your auto repair garage would be provided in the second bay and as needed along the east 75' of the northeastern portion of the site. An on-site inspection shows that you are parking cars illegally in the city alley along the south portion of the property, within the vacated alley and within the adjacent property to the south.

This letter is your notice that vehicles cannot be parked within the City right-of-way including the alley, or on adjacent properties without permission from those property owners. The City is currently reviewing a proposal to construct a bank on the property where the old Feedlot Restaurant is located. The bank is proposing its main access to First Street from this alley. Its access on Main Street will be closed. The unvacated portion of the alley must remain clear at all times.

Please move your cars from the Feedlot Restaurant lot, unless you have permission from that owner to park there, and from the city alley within 10 days of the date of this letter. If you have any questions or need additional information please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker  
Senior Planner

c: Al Schiesswohl  
World Savings & Loan Assoc.  
Code Enforcement

