Table of Contents

File <u>COU-1994-04.11</u>

Name: <u>Auto Sales to Sales and Repair - Change of Use - 124 N. 1ST Street</u>

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS
r e	c a	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development
s	n	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will
e	n	be found on the ISYS query system in their designated categories.
n t	e d	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
	-	Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
		the contents of each file.
X	X	Table of Contents
-		*Review Sheet Summary
X	X	*Application form
-		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
		*Staff Reports
$\left - \right $		*Planning Commission staff report and exhibits
\vdash		*City Council staff report and exhibits *Summary sheet of final conditions
		DOCUMENT DESCRIPTION:
		DOCOMENT DESCRIPTION.
X	X	Planning Clearance - ** - 3/21/96
X		Lease Agreement
X	X	Correspondence
X	X	Plot Plan
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• 11" x 17" Site Plan 1		UBMITTAL CHECKLIS					
ITEMS DISTRIBUTION Date Received $3 \cdot 13 \cdot 96$ Receipt # 50^{ee} # $3674'$ File # $100 \cdot 96 \cdot 41 \cdot 11$ DESCRIPTION • • • • • • • • • • • • • • • • • • •	C	CHANGE OF USE REVIEW					
Date Received $3.13-94$ Receipt # 50^{-4} # 3674 File # $204-96-41.11$ DESCRIPTION ••••••••••••••••••••••••••••••••••••	Location: 15/ + Kud - SE course Type of Use: Auto Repair						
Balto freectived $3/3/4$ Receipt # 50^{-4} $3/6/74$ File # $Cou - 9/6 - 4/. 11$ DESCRIPTION \bullet							
	File # Cou-96-4.11 DESCRIPTION • Application Fee \$50.00 • Submittal Checklist * • Application Form* v • Review Agency Cover Sheet * • Planning Clearance* • Planning Clearance* • Reduction of Assessor's Map • General Project Report • 11" x 17" Site Plan • Sketch of Proposed Signage	1 1					

Ander-

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Date: <u>3/4/96</u> Proposal: Location: 1549 flood - 5E	·
Proposal: Location: <u>134</u> f <i>lood</i> - SE	
Tax Parcel Number: <u>2945 - 143 - 13</u> -001	
Related Files:	
Additional ROW 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?	
Related Files:	

Date Submitted:	<u>3 - 1</u>	3-96
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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 ORCHAND AVE GJ.
Telephone: 245-1095
Location of Property: 124 N. FIRST St. G.J.
Tax Parcel No. 2945 - 143 - 13 - 001
Existing Use: Avo Saces
Proposed Use: Auro Sales & Auromorive REPAIR
Other: NONE

FOR OFFICE USE ONLY				
Zone:	Setbacks	<i>F</i> :	<i>S:</i>	<i>R</i> :
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.

Applicant's Signature

3-12-96 Date

Community Development Department Approval

Date

White - Community Development Dept.

Yellow - Customer

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

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

CITY POLICE DEPARTMENT	3/15/96
Dave Stassen	244-3587
No comments.	277 3307
CITY UTILITY ENGINEER	3/15/96
Trent Prall	244-1590
No comment.	
	2/19/07
CITY DEVELOPMENT ENGINEER	3/18/96
Jody Kliska	244-1591
1. Show parking to determine if adequate parking exists.	
2. No transportation capacity payment.	
CITY FIRE DEPARTMENT	3/18/96
Hank Masterson	244-1414
The Fire Department has no problem with this proposal.	
MESA COUNTY BUILDING DEPARTMENT	3/18/96
Bob Lee	244-1656
No comments.	
CITY COMMUNITY DEVELOPMENT	3/20/96
Bill Nebeker	244-1447
DAT TYCH CHCA	

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. 15- 5. GAND JCT, CO.

MAACH 13, 1996

To WHOM IT MAY CONCERN.

THIS PROBERTY WAS DEVELOPED PRIMARILY AS A RETAIL FUEL DUFLET 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 TO DAY.

THE AWACHED SERVICE FACILITY IS STILL INFACT BUT UNUSED. THIS AREA CONTAINS TWO BAYS WITH OVERHEAD DOORS AN INGROUND LIFT, COMPRESSOR WITH RELATED BLUMBING 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 ABPEARANCE.

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,

Bill Nulle

Bill Nebeker Senior Planner

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

