

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 220 West Grand
SUBDIVISION: _____
FILING # _____ BLK # _____ LOT # _____
TAX SCHEDULE NUMBER:
2945 151 00 092

SQ FT OF BLDG: 3,500 #
SQ FT OF LOT: _____
NUMBER OF FAMILY UNITS: _____
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION
3

PROPERTY OWNER: JAMES HOLMES
ADDRESS: 200 West Grand
PHONE: 242-2818

USE OF ALL EXISTING BUILDINGS:
Surplus City & Jolly Jug Liq retail sales.

DESCRIPTION OF WORK AND INTENDED USE:
removed existing & build new bldg for Jolly Jug Liq.'s

Bill Dunning 243-6623

FOR OFFICE USE ONLY

ZONE: C2
SETBACKS: F 25' S 0 R 0
RIGHT OF WAY: 50
MAXIMUM HEIGHT: 40
PARKING SPACES REQUIRED: 12
LANDSCAPING/SCREENING: as shown, as amended on site plan.

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: _____
SPECIAL CONDITIONS: 1 City curb cut permit to close 2 existing cuts on Grand & relocate 1 35' curb cut.
2 St Highway access permit 3 change parking from angle to 90° 4 paved parking lot.

* Resolving the curb cut issue by appeal

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).
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.

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.

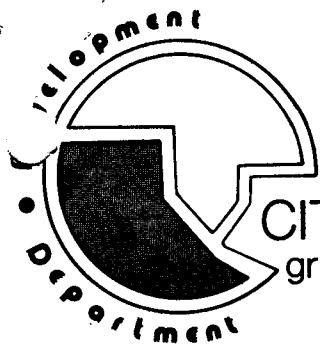
* The permit is issued on the basis that City & the owner will resolve the curb cut issue prior to occupancy of the new bldg.

Bob Phillips
SIGNATURE

DATE APPROVED: June 8, 1983

APPROVED BY: [Signature]

C.O. Signoff: 7-9-84
MS.



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

MEMORANDUM

TO: The City Planning Department

FROM: Bill Dunning, Jim Holmes

DATE: July 21, 1983

RE: Jolly Jug

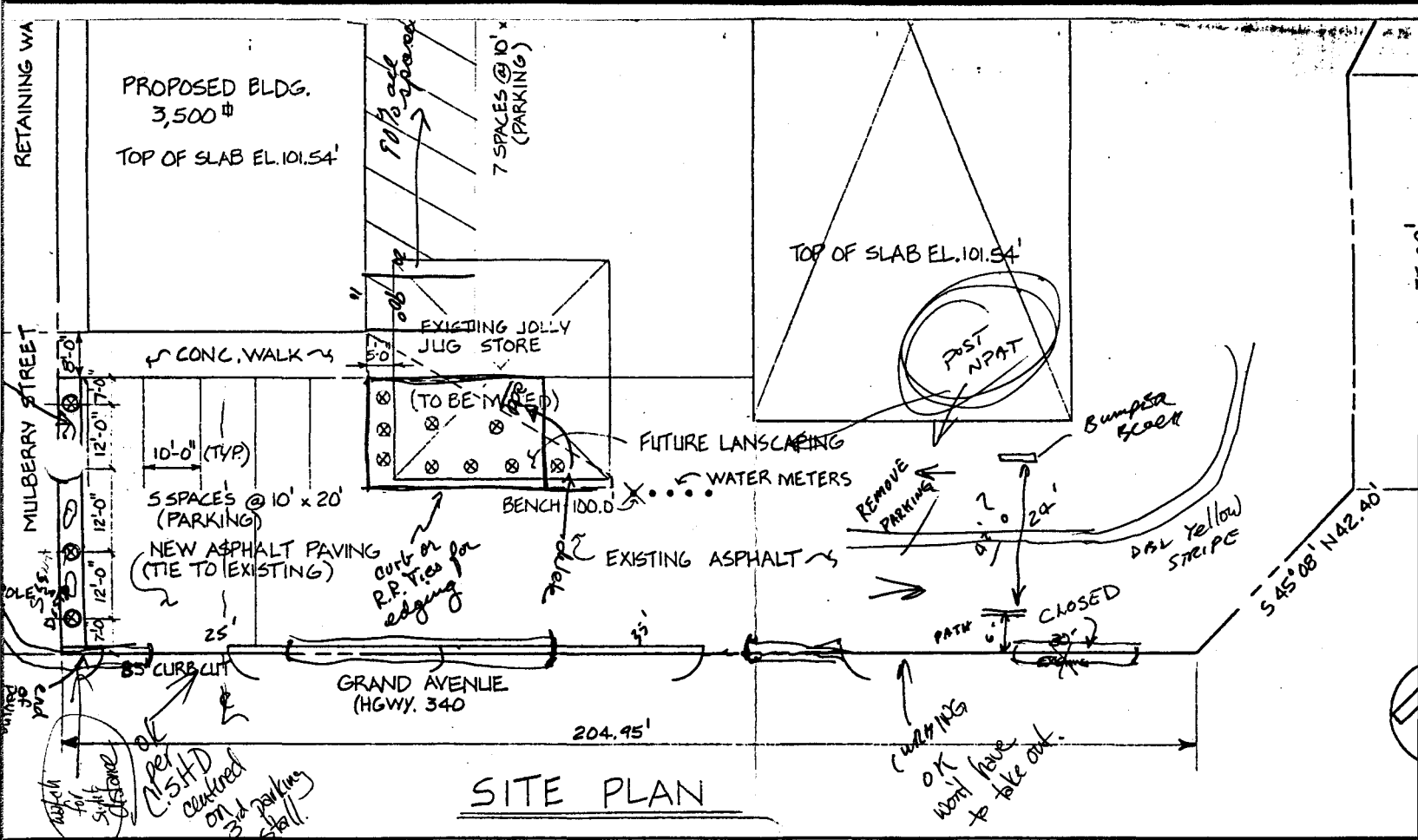
Both myself and Jim Holmes hereby guarantee all the on-site improvements: landscaping, paving, parking, etc. as shown on the approved plan of the Building Permit for 220 West Grand will be completed and in place within 30 days of this date, July 21, 1983.

We realize that a final Certificate of Occupancy will be required prior to the commencing at the Jolly Jug operation. As soon as those improvements are in place, we will apply for the Certificate of Occupancy. We also realize that the curb cut issue is going before the Grand Junction Planning Commission on July 26, 1983. The curb cut issue will be resolved prior to the Certificate of Occupancy being issued.

We hope this takes into consideration all your concerns.

Bill Dunning

Jim Holmes



SITE PLAN

Mr. Jim Holmes
200 W. Grand Ave.
Grand Junction, Colo.

June 3, 1983

City - County Planning
559 White Ave. #60
Grand Junction, Colo. 81501

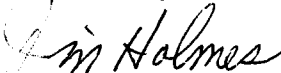
Dear Sirs:

In answer to your letter of June 1, 1983, regarding the new proposed drive entries & curb cuts located at 220 W. Grand, we would like to appeal the decision of the City Engineer.

We feel that the revised curb cuts would not meet the requirements of the existing business nor the new proposed building. And by changing these curb cuts it will only add to the congestion & traffic hazard on Grand Avenue.

We would like to appeal this discussion at the next stated Planning Commission meeting.

Sincerely,



Jim Holmes
Owner

Bill Dunning
Contractor



Copy Distribution
 White—Contractor
 Canary—Office File
 Green—Inspector
 Blue—Street Supt.

CITY OF GRAND JUNCTION
 250 North Fifth Street
 Grand Junction, Colo. 81501

No. 374
 Department of Public Works
 Engineering Division
 Phone (303) 243-2611 EX 2208

PERMIT FOR CONSTRUCTION AND INSTALLATION OF FACILITIES IN PUBLIC RIGHT OF WAY 244-1554

<p>Permit</p> <p>Date Issued <u>8-22-83</u></p> <p>Date of Job <u>8-22-83</u></p> <p>Valid for 60 days from date of issue</p> <p>Receipt No. <u>946</u></p>	<p>Permit Fees</p> <p>Concrete Construction \$ <u>20.00</u></p> <p>Street & Alley Improvements \$ _____</p> <p>Utility Construction \$ _____</p> <p>Excavation only \$ _____</p> <p>Total \$ _____</p>
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<p>License No. <u>7830067</u> Contractor</p> <p>Company <u>Multi-Craft LTD.</u></p> <p>Address <u>2337 Orchard Av.</u></p> <p>City <u>Grand Junction</u> State <u>Colo 81501</u></p>	<p>Responsible Charge (Name & Phone) _____</p> <p>Supervising Foreman & Phone Number _____</p> <p>Sub Contractor (if applicable) _____</p> <p>Owner—Company for whom work is done _____</p>
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Location

Address 220 West Grand Ave.

Other _____ Subdivision _____

Street and Alley Improvements L.F. _____

Gravel Base Dirt Sub Grade Tack Coat Asphalt Mat

Remove, Replace or Construct (Concrete Flatwork)

Curb & Gutter 120 L.F. Service Walk Driveway 1@25' - 1@35'

Sidewalk _____ L.F. Curb, Gutter & Sidewalk _____ L.F. Drain Pan

Curb Cut Catch Basin

Type of Installation

Telephone Service Cut San. Sewer Elec. Power Water Storm Sewer Gas

Excavation Pavement Cut

Length _____ Width _____ Depth _____ Length _____ Width _____ Sq. Yds. _____

Special Requirements

Closing of Street Permit Job No. _____ Boring Excavation Inspect. _____

Backfill Inspection _____ Basecourse Inspection _____

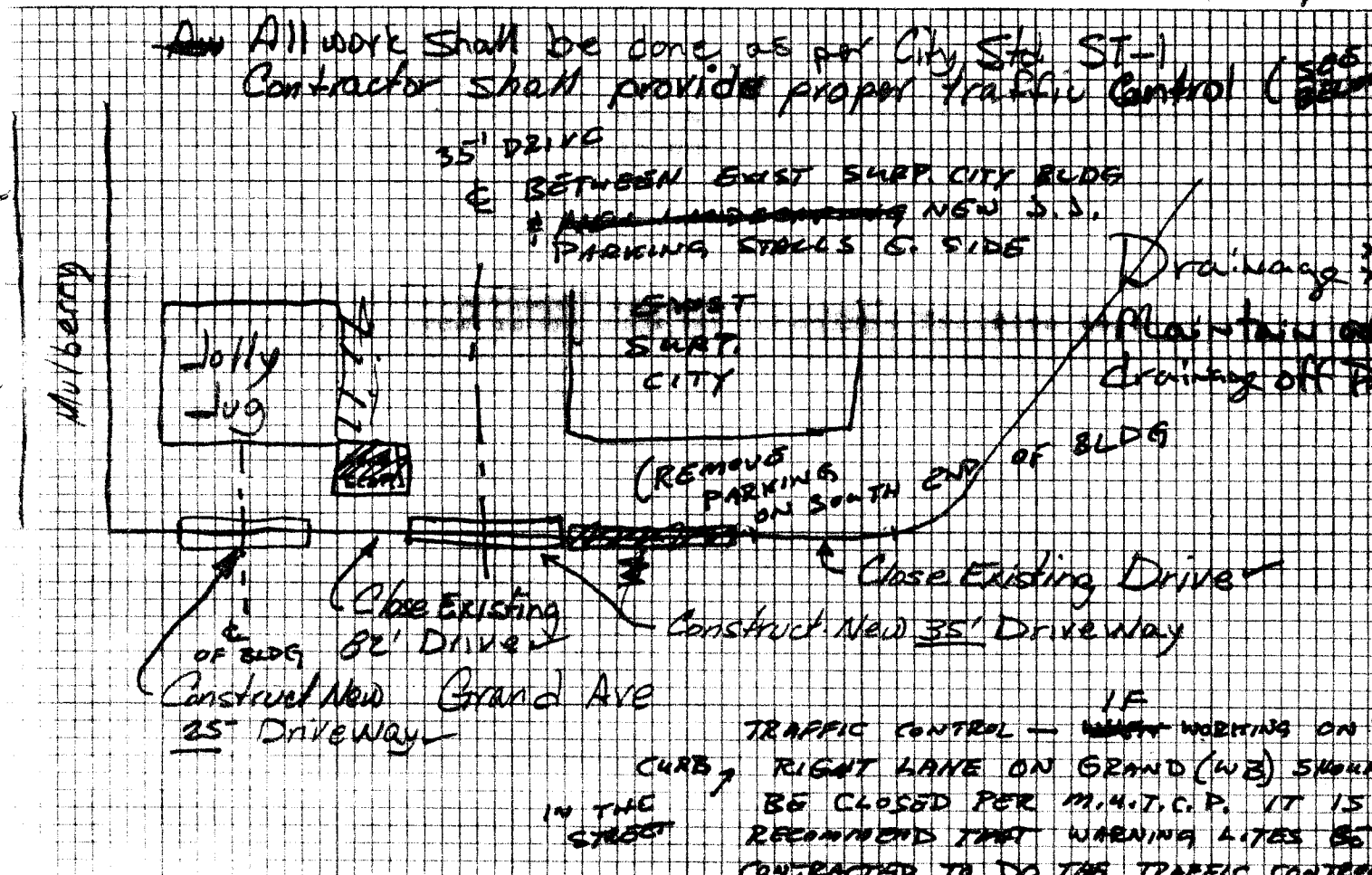
Patch Inspection _____ Form Inspection _____ Final Inspection _____

Approval

City Engineer Kent A. Reed City Treasurer Stacia Gardner

I, the undersigned, representing the Permittee, verifies that he has read and understands all of the foregoing provisions; that he has authority to sign for and bind the Permittee; and by virtue of his signature the Permittee is bound by and agrees to comply with all City ordinances and state laws regarding facilities construction.

William A. Rummey
Contractor



The above space is provided for work sketch of proposed installation. (General Provisions on Reverse Side.)