

**CITY/COUNTY**

**APPLICATION FOR BUILDING PERMIT**

PLAN # 17239

**PLANNING DEPARTMENT**

BLDG ADDRESS 415 MONUMENT DR. DESCRIPTION OF WORK: \_\_\_\_\_  
 SUBDIVISION BRACH CONSTRUCTION OF A 1700 sq'  
 FILING # \_\_\_\_\_ LOT # 1 BLK # \_\_\_\_\_ BUILDING  
 TAX SCHEDULE # 2945-153-03-001-5 SQ FT OF BLDG 1200 SQ FT OF LOT \_\_\_\_\_  
 HEIGHT 12' NO OF FAMILY UNITS \_\_\_\_\_  
 OWNER MIKE BRACH NUMBER OF BLDGS ON PARCEL 2  
 REPRESENTATIVE ALCO BUILDING USE OF BLDGS ON PARCEL \_\_\_\_\_  
 PHONE 242-1423 (Bob Turner) CAR WASH - BREAD STORE

✓ 212-7986 (Brach's Market) FOR OFFICE USE ONLY

// ZONE: C1 // FLOOD HAZARD: ok  
 // SETBACKS: F 25/45 S 0' R 0' // GEOLOGIC HAZARD: ok  
 ROW 50/80' // SPECIAL CONDITIONS: ACT 14  
 // MAXIMUM HEIGHT: 65' **THIS BUILDING CANNOT BE OCCUPIED**  
 // PARKING SPACES REQUIRED: \_\_\_\_\_ **UNTIL THE CERTIFICATE OF OCCUPANCY**  
 // LANDSCAPING/SCREENING: 75% OF **IS ISSUED BY THE CITY/COUNTY**  
**DEVELOPMENT DEPARTMENT.**

FRONT YARD SETBACK 1. Parking needs to be changed  
 2. Copy of lease agreement w/ theatrie  
 3. Copy of reversible permit  
 Driveway Permit # \_\_\_\_\_  
 4. Culvert permit - clearance?  
 5. Landscaping prior to issuance of C.O.  
 DATE APPROVED 4/22/83  
 APPROVED BY [Signature]  
 Special conditions discussed with Mike Brach - 4-22-83 11:00 am  
 Special conditions discussed with Bob Turner - 4-22-83 1:15 pm  
 Copies sent to Alco Building & Brach's Market 4-22-83. JC-S

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. (GRAND JUNCTION ZONING AND DEVELOPMENT CODE 5-6-6, C 1981)

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE.

[Signature]  
SIGNATURE



## CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501  
(303) 244-1628

April 25, 1983

Mr. Mike Brach  
c/o Brach's Market  
2516 Broadway  
Grand Junction, CO 81501

Dear Mr. Brach:



In regards to the issuance of your building permit for a 1200 square foot building at 413 Monument Dr. and to confirm our telephone conversation and later message concerning the special conditions; the following is a list of those special conditions required for your permit:

1. The parking area needs to be changed to conform to the regulations.
2. We need a copy of the lease agreement with the theatre for parking and/or access.
3. We need a copy of the revocable permit for parking and landscaping as approved by the City Engineering Department.
4. We will need a copy of the curb cut permit, if obtained, for closure of one of the curb cuts due to the fact that your site plan shows two curb cuts and in actuality there are three. However, the three curb cuts are allowable as is.
5. Landscaping should be complete prior to the issuance of the Certificate of Occupancy and conform to the C-1 zone requirements.

If you should have any further questions, please contact me at 244-1628. I appreciate your cooperation in this matter.

Sincerely,

*Janet C. - Stephens*  
Janet C. - Stephens  
Planner

JS:sw

Letter to Mr. Mike Brach  
April 25, 1983  
Page 2

xc: Bob Turner  
c/o Alco Building Co.  
599 25 Road  
Grand Junction, CO 81501

Enclosures

CITY/COUNTY

APPLICATION FOR BUILDING PERMIT

PLAN # \_\_\_\_\_

PLANNING DEPARTMENT

BLDG ADDRESS 415 MONUMENT DR. DESCRIPTION OF WORK: \_\_\_\_\_  
 SUBDIVISION BRACH CONSTRUCTION OF A 1200 <sup>sq</sup>  
 FILING # \_\_\_\_\_ LOT # 1 BLK # \_\_\_\_\_ BUILDING  
 TAX SCHEDULE # 2745-153-03-0015 SQ FT OF BLDG 1200 SQ FT OF LOT \_\_\_\_\_  
 HEIGHT 12' NO OF FAMILY UNITS \_\_\_\_\_  
 OWNER MIKE BRACH NUMBER OF BLDGS ON PARCEL 2  
 REPRESENTATIVE ALCO BUILDING USE OF BLDGS ON PARCEL  
 PHONE 242-1423 (Bob Turner) CAR WASH - BREAD STORE

✓ 212-7996 (Brach's Market) FOR OFFICE USE ONLY

// ZONE: C1  
 // SETBACKS: F 25/45 <sup>4</sup>/<sub>S</sub> 0' R 0'  
 ROW 50/80'  
 // MAXIMUM HEIGHT: 65'  
 // PARKING SPACES REQUIRED: \_\_\_\_\_  
 // LANDSCAPING/SCREENING: 75% OF

// FLOOD HAZARD: OK  
 // GEOLOGIC HAZARD: OK  
 // SPECIAL CONDITIONS: SECTION 14  
**THIS BUILDING CANNOT BE OCCUPIED  
 UNTIL THE CERTIFICATE OF OCCUPANCY  
 IS ISSUED BY THE CITY/COUNTY  
 DEVELOPMENT DEPARTMENT.**

FRONT YARD SETBACK

1. Parking needs to be changed
2. Copy of lease agreement w/ theatre
3. Copy of reversible permit
4. Curb cut permit - closure
5. Landscaping prior to issuance of C.O.

DATE APPROVED 4/22/93  
 APPROVED BY [Signature]

Special conditions discussed with Mike Brach - 4-22-93 11:00 a.m.  
 Special conditions discussed with Bob Turner - 4-22-93 1:45 p.m.  
 Copies sent to Alco Building & Brach's Market 4-22-93. JC-S

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. (GRAND JUNCTION ZONING AND DEVELOPMENT CODE 5-6-6, C 1981)

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE.

[Signature]  
 SIGNATURE

ADD TO B.P



# CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501  
(303) 244-1628

April 25, 1983

Mr. Mike Brach  
c/o Brach's Market  
2516 Broadway  
Grand Junction, CO 81501

Dear Mr. Brach:

In regards to the issuance of your building permit for a 1200 square foot building at 413 Monument Dr. and to confirm our telephone conversation and later message concerning the special conditions; the following is a list of those special conditions required for your permit:

[REDACTED] the

2. We need a copy of the lease agreement with the theatre for parking and/or access.

*DOES NOT  
NEED REVC. PERMIT  
James G. Brach  
JTE.*

[REDACTED] nt.

[REDACTED] the cur [REDACTED] for  
closure of one of the curb cuts due to the fact that your site  
[REDACTED]  
[REDACTED] the three curb cuts are allowable as is.

5. Landscaping should be complete prior to the issuance of the Certificate of Occupancy and conform to the C-1 zone requirements.

If you should have any further questions, please contact me at 244-1628. I appreciate your cooperation in this matter.

Sincerely,

*Janet C. - Stephens*  
Janet C. - Stephens  
Planner

JS:sw

Letter to Mr. Mike Brach  
April 25, 1983  
Page 2

xc: Bob Turner ✓  
c/o Alco Building Co.  
599 25 Road  
Grand Junction, CO 81501

Enclosures

## CONSENT

THIS AGREEMENT was entered into this 10<sup>th</sup> day of April, 1983 between BRACH'S ENTERPRISES, a Colorado general partnership comprised of Louis R. Brach and Betty M. Brach, MICHAEL L. BRACH, and MODERN CINEMA CORP., a Colorado corporation.

### Recitals

Brach's Enterprises is the Lessor, and Modern Cinema Corp. is the Lessee, as assignee of CEE-JAY Incorporated, under that Lease dated December 24, 1975, and relating to property more particularly described in the Lease.

Brach's Enterprises has determined to convey a portion of the property leased to Modern Cinema Corp. to Michael L. Brach, an adjoining property owner. The property to be conveyed is more particularly described on Exhibit "A" attached hereto.

Modern Cinema Corp. has consented to this conveyance on the terms and conditions set forth below.

### Agreement

In consideration of the Recitals and the mutual covenants contained herein, the parties agree as follows:

1. Consent. Modern Cinema Corp. hereby consents to the conveyance by Brach's Enterprises of the property described in Exhibit "A" attached hereto.

2. Easement. ~~Michael L. Brach does hereby grant~~ to Modern Cinema Corp. and its successors and assigns under the Lease dated December 24, 1975 an easement for parking by patrons of Modern Cinema Corp. on the property described in Exhibit "A".

3. No Effect On Lease. This consent shall not reduce the rent payable under the Lease or otherwise affect any of the remaining terms and conditions of the Lease.

EXHIBIT "A"

Beginning North  $0^{\circ}11'26''$  East 671.56 feet and North  $69^{\circ}13'00''$  East 359.03 feet from the SW Corner of Section 15, T1S, R1W of the Ute Meridian, thence North  $69^{\circ}13'00''$  East 643.44 feet, thence South  $65^{\circ}47'00''$  East 70.7 feet, thence South  $20^{\circ}47'00''$  East 202.6 feet to the True Point of Beginning; thence South  $20^{\circ}47'00''$  East 15.00 feet; thence South  $66^{\circ}10'30''$  West 60.00 feet; thence North  $20^{\circ}47'00''$  West 15.00 feet; thence North  $66^{\circ}10'30''$  East 60.00 feet to the True Point of Beginning.



Brook's 413 Monument Dr.

CO?

bank wants it

Tom Brunson turned it in

Per telecom - will issue C.O.

(minor changes in landscaping - landscaping more than adequate however)

- B. Turner will bring in letter -

• edging will be installed after installation of conduit by Mountain Bell (1 week to 10 days)

• remaining cactus on order - M. Brook's brother bringing from Arizona over July 4th, holiday.

K-5

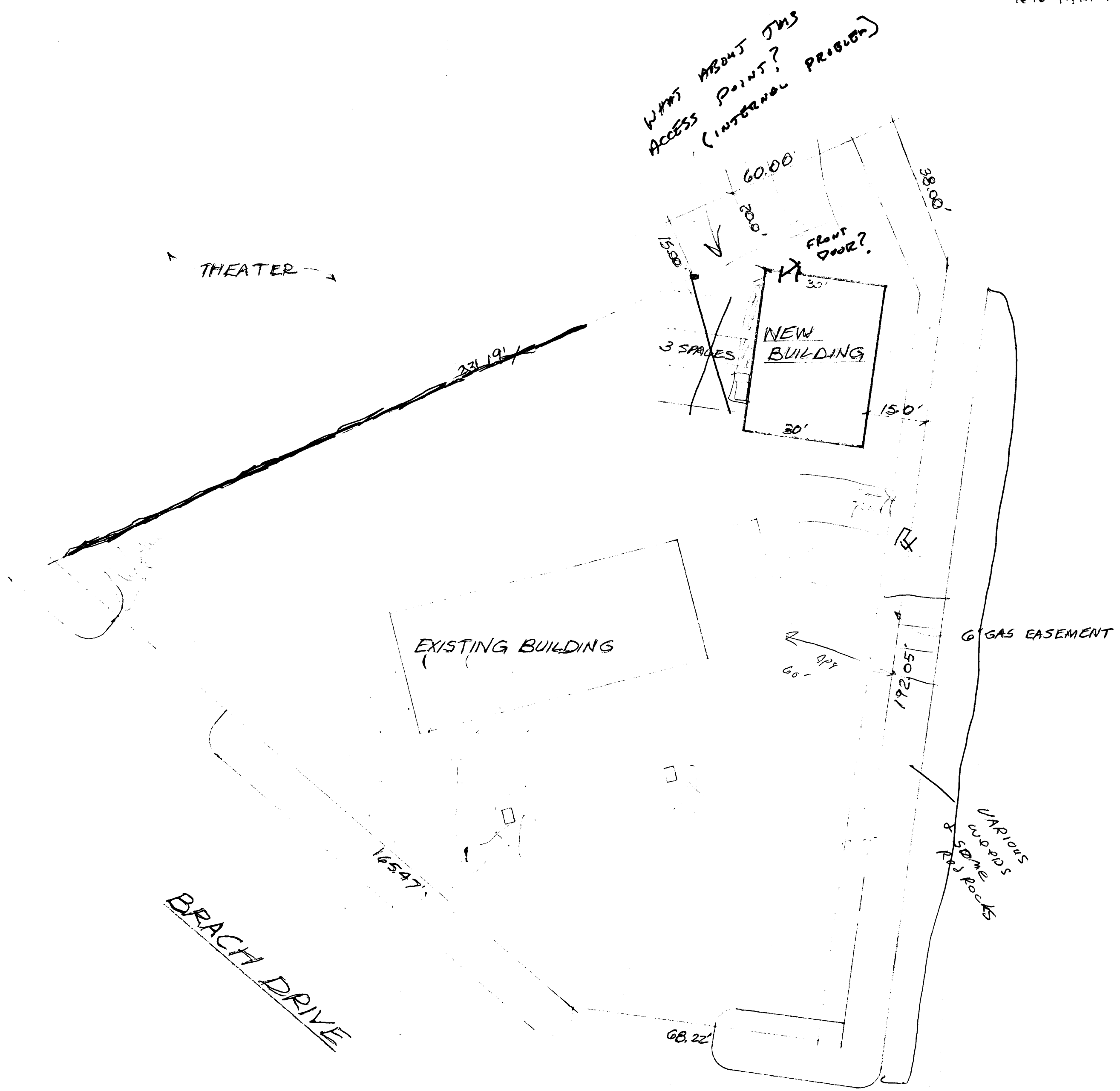
lease to have date of expiration or proof of non-expiration

REVISIONS	BY

ALCO BUILDING

DRAWN	RON KOLPIN
CHECKED	
DATE	3/28/85
SCALE	1"=20'
JOB NO.	AB 38002
SHEET	1
OF	SHEETS

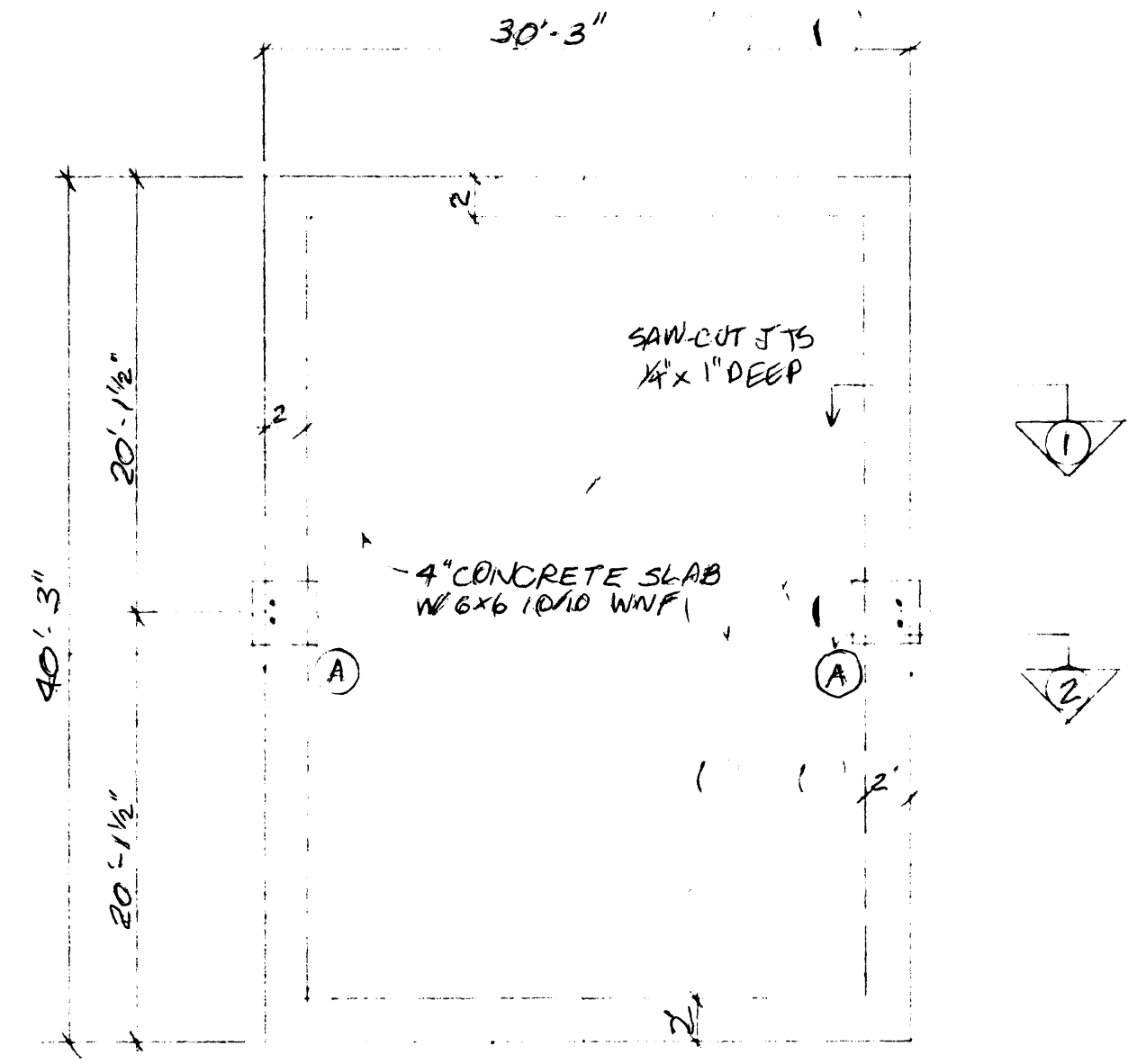
- NOTES:
1. STEEL TO BE GRADE 50
  2. CONCRETE TO BE 4000 PSI @ 28 DAYS W/ MAX SLUMP OF 4"
  3. DRAINAGE IS TO BE AWAY FROM BUILDING AT ALL TIMES
  4. ALL BACKFILL IS TO BE COMPACTED TO A MINIMUM OF 90% MAX PROCTOR DENSITY ASTM D-698.



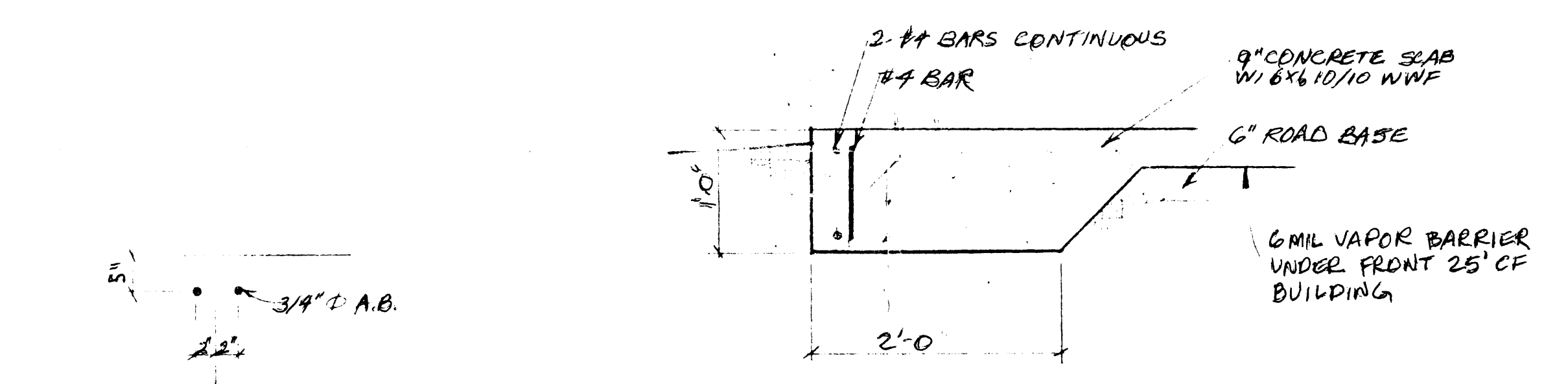
SITE PLAN  
SCALE 1"=20'-0"

THERE ARE 3 CURB CUTS ON BRANCH DR - WILL ONE BE CLOSED? IF SO, WHICH ONE?

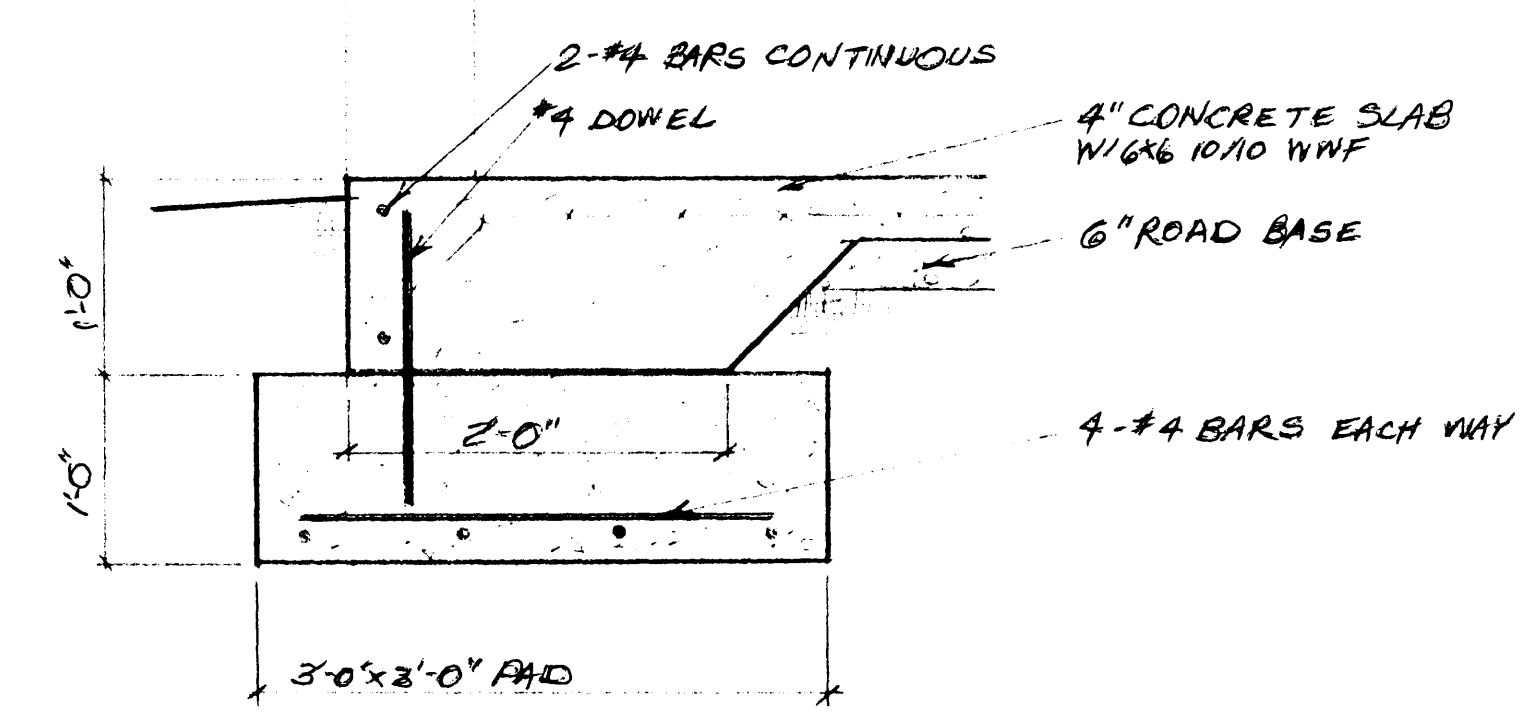
Best Town to bring water in  
 1) will put edge of driveway  
 2) will put edge of driveway  
 3) will put edge of driveway



FOUNDATION PLAN  
SCALE 1/8"=1'-0"



1 FOUNDATION DETAIL  
SCALE 1"=1'-0"



2 FOUNDATION DETAIL  
SCALE 1"=1'-0"

