

City County

PLAN # 21516

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:

LDG ADDRESS: 1834 N 12TH
SUBDIVISION: _____
FILING # _____ BLK # _____ LOT # _____
TAX SCHEDULE NUMBER:

SQ FT OF BLDG: 64
SQ FT OF LOT: UNKN
NUMBER OF FAMILY UNITS: 0
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

2945-123-03-019
PROPERTY OWNER: ALBERTSONS
ADDRESS: 1838 N 12TH
PHONE: _____

1
USE OF ALL EXISTING BUILDINGS:
ALBERTSONS - SKAGGS

DESCRIPTION OF WORK AND INTENDED USE:
CONCESSION STAND - SERV
"HAWAIIAN SHAPE ICE"

FOR OFFICE USE ONLY

ZONE: B-3
SETBACKS: F 654/354S 0' R 0'
RIGHT OF WAY: 12th needs 10' additional dedication
MAXIMUM HEIGHT: 40'
PARKING SPACES REQUIRED: _____
LANDSCAPING/SCREENING: _____

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 6
SPECIAL CONDITIONS: How long/
time period for C. stand?
~~NO REQUIRED REPAIRS TO~~
~~THE STREET.~~ 90 days max.
for this site

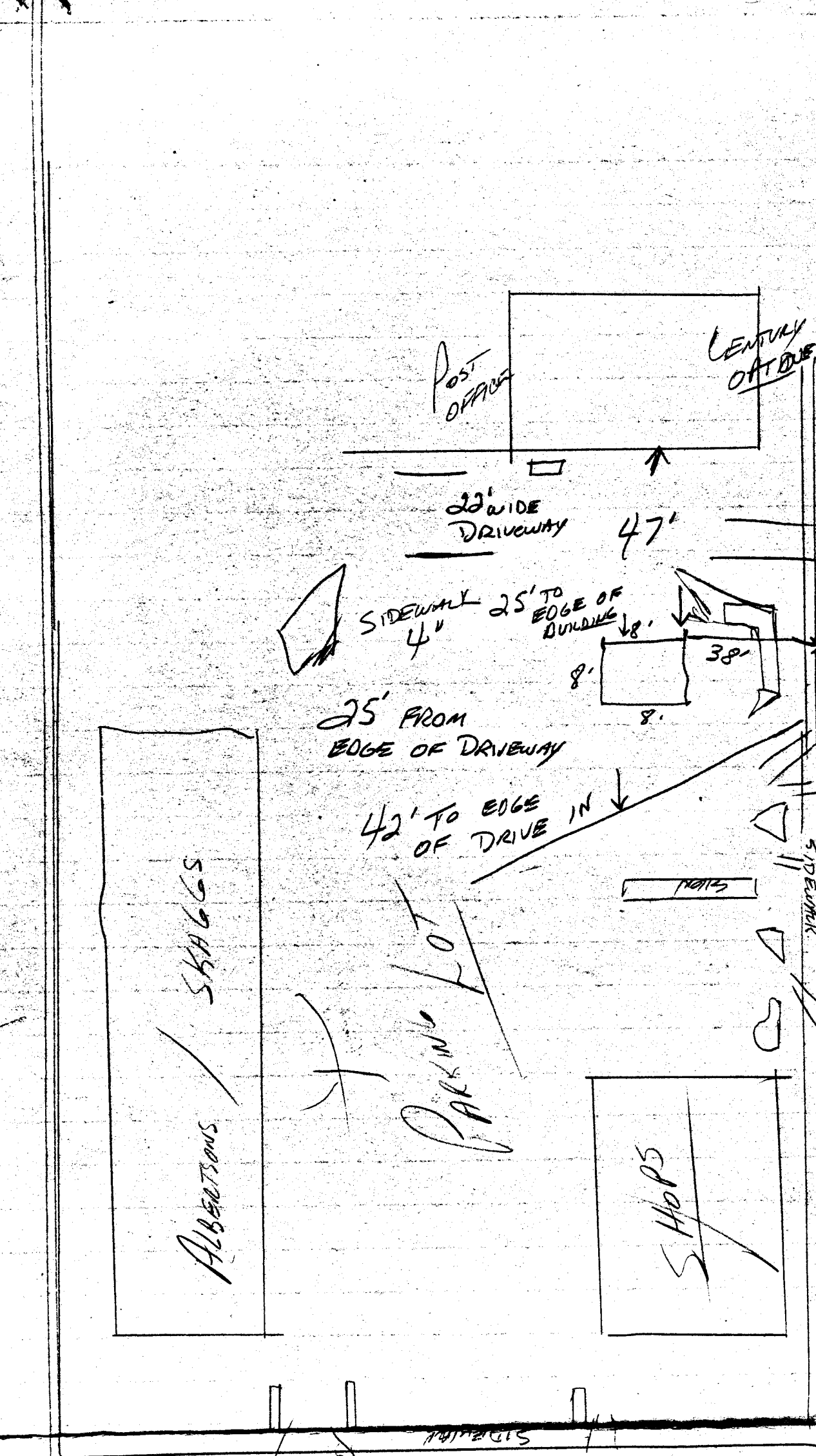
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT. *Note - Row will be required next time this is requested.*
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 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.

SIGNATURE

DATE APPROVED: 9/7/84
APPROVED BY: [Signature]

242-2030
LAURANCE



ALBERTSONS
SKAGGS

PARKING LOT

SHOPS

POST OFFICE

CENTURY OFFICE

22' WIDE DRIVEWAY

47'

SIDEWALK 4"
25' TO EDGE OF BUILDING

25' FROM EDGE OF DRIVEWAY

42' TO EDGE OF DRIVE IN

MAILS

SEWER

N 19TH ST

REAR DR. ALBERTSONS

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1824 No. 12th. St.

14 MAR. 1985

CITY COUNCIL
PLANNING DEPT.
CITY OF GRAND JUNCTION

LETTER OF INTENT

Per my phone conversation with Bob Goldin on 14 Mar. 1985

This is a formal request to waive the requirement in Rule 5-3-3 and 5-3-4d requiring the dedication of right of way before a location and building permit can be issued for a principal structure.

A group consisting mostly of lawyers own the parcel of land at 12th St. and Orchard Av. where we would like to operate a small business serving Hawaiian Shave ice. Albertsons/Skaggs is the leasor of this land and are the ones we contacted for permission to use the corner where our building presently sets. Although Albertsons are in aproval of our business, I don't feel like they would exert much effort in our behalf to aquire the needed ten feet of land for Right of Way requested bythe planning Dept. to issue us a permit to locate there.

Initial contact with one of the Lawyers that own the land indicated they would not donate the Right of Way to the City. They had no intrest wheather we were there or not. However I will continue to persue this in any way I can to get the needed property.

Without the permit to locate there we will not be able to operate, obviously. We could possibly find another location but this takes a lot of time and effort by many, as well as expense.

Not given the oppertunity to operate in this location will deny at least 8 to 12 teenagers jobs for the entire summer (which there are few of right now) as well as deny the city of the tax revenue from our sales. Granted it is a small business and won't aford the city a great deal of revenue. With the cooperation of the city we would like to have several more of these around the area and then perhaps would make a larger amount of tax revenue for the city, as well as provide much needed jobs for the young people (and some adults).

I have also been advised of the rule to move the building off the property during the Winter months we aer not in operation, aprox. 5 Mo. per year. I would also like to get a waiver of this rule considering the fact that none of the Merchants, or people living around our area, that I know of, have any objections to our staying there. The building is attractive and kept clean, much more so than the paper collection buildings that seem to stay year around.

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1824 No. 12th. St.

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To move the building requires the unhooking of Public Service and hookup again in the Spring as well as additional expense to us.

I would be willing to move the building anytime it would be necessary due to street widening or construction of some kind, or any reason necessary.

Since the City is not in immediate need of the Right of Way and has the power to condemn to acquire, I can't see the harm in issuing the needed permit at this time.

We are willing to cooperate with any reasonable request and feel that our request is not unreasonable.

If I can answer any questions or be of any help please feel free to call. My phone number is 242-2030 and our partner Ebeadean Johnson can be called at 242-5036.

Lawrence. E Sumner

