

12/31/85

PLAN # 24652

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: 241
~~251~~ GRAND AVENUE
SUBDIVISION: _____
FILING # _____ BLK # _____ LOT # _____

SQ FT OF BLDG: 7,764
SQ FT OF LOT: 20,640
NUMBER OF FAMILY UNITS: _____
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

TAX SCHEDULE NUMBER: 2945.143-02-005-006-007
PROPERTY OWNER: REYNOLD REMINGTON
ADDRESS: 3337 NORTHRIDGE DR.
PHONE: 242-8456

NONE
USE OF ALL EXISTING BUILDINGS: none

DESCRIPTION OF WORK AND INTENDED USE:
Rx ALL DRUG STORE

Matt Mathes 241-3006

FOR OFFICE USE ONLY

ZONE: B-3
SETBACKS: F 2' S 2' R 10'
RIGHT OF WAY: no additional needed
MAXIMUM HEIGHT: 40'

Traffic etc
FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 3
SPECIAL CONDITIONS: _____

PARKING SPACES REQUIRED: 30 (parking blocks required on all perimeter)*
LANDSCAPING/SCREENING: as shown on spaces
revised plan of 12/13/85
- min. of 582 sq. ft

need signed P.O.A. for alley improvements
* a permit is required from City Engineering to do work on concrete in the R.O.W.

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.

Charlene Newton
SIGNATURE

DATE APPROVED: 12/31/85
APPROVED BY: Mike Sattler

POWER OF ATTORNEY

I, We, the undersigned, owners of the real property situate in the County of Mesa, State of Colorado, and describe as:

East 12' of Lot 7 All of Lots 8,
9, 10, 11 Block 79, City of Grand
Junction

for valuable consideration do nominate and appoint the City Clerk of the City of Grand Junction, Colorado, as my/our attorney in fact to execute a local improvement district petition to provide for the assessment against the above property of the cost of full half alley improvements.

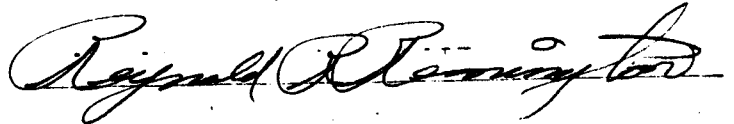
1/2 alley behind East 12' of Lot 7, All of Lots 8, 9, 10, 11 Block 79,
City of Grand Junction

abutting the property or determined as being assessable against the property at such time as the Clerk may determine and without counter-petition by me/us. It is understood by me/us that there will be no participation by the City in any costs of the required improvements.

This power shall be covenant running with the land and shall not expire at my/our death(s).

Dated this 30th day of DECEMBER, 1985.

Reynold R. Remington



STATE OF COLORADO)
) ss:
COUNTY OF)

On the 30th day of December, 1985, the foregoing Power of Attorney was acknowledged before me by:
Darwin A. Mathes

My notarial commission expires: 01/10/88
Witness my hand and official seal.



CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested
 Yes No

Date 12/5/85

To: (From:) _____ From: (To:) RG

Questions -

parking - 1) No access directly backing into alley will be allowed. All maneuvering done on private property. (see plan) (signage must designate employee parking)

2) need break-down of sales area, office space & proposed counter (food service - # of seats)

other - 3) Landscape details will be required as per B-3

Zoning req's (Min. 50% ldscep. of req'd front yard)
 5.5-1:6 + 5% of total lot; trees may be req'd

4) POA for alley improvements (since alley is utilized as ingress/egress. will know)

5) Signage - none shown?

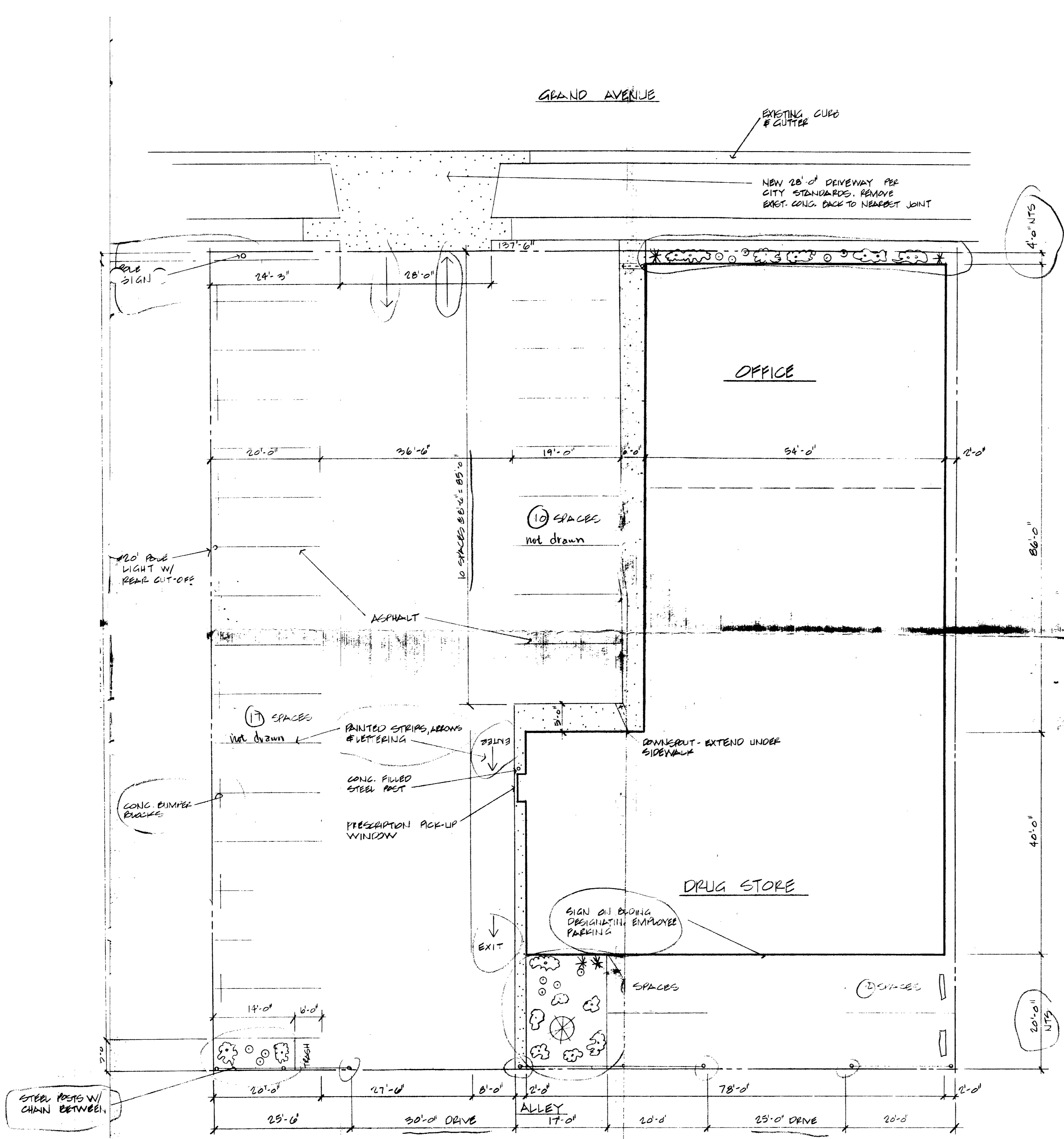
6) curb blocks or raised barrier along west side.

7) Alley ingress/egress 24'-25' in width.

8) raised barrier along south side to designate entry/exit - consistent w/ City policy.

$$\frac{77-2}{2} = \frac{45}{38.5}$$

6.5 ft of front yard setback



SITE PLAN
SCALE: 1"=10'

PROJECT DATA

- *2424 S.F. OFFICE = 300 = 5 PARKING SPACES
- *4412 S.F. RETAIL SALES = 200 = 22 PARKING SPACES
- *590 S.F. STORAGE / RESTROOM IN RETAIL
- 7428 S.F. TOTAL AREA
- PARKING REQUIRED: 30 SPACES
- PARKING PROVIDED: 31 SPACES
- *NET INSIDE EXCLUDING EXTERIOR WALLS

LANDSCAPING LEGEND

- ASH MIN. 582 sq. ft.
- UPRIGHT JUNIPER *
- SPREADING JUNIPER
- BERRY OR COTONEASTER

**AN ALCO BUILDING FOR
GRAND AVENUE REXALL**



95 gray architects • planners
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REV 12/19/05
Date 11/29/05
Drawn CRG
Title SITE PLAN
Sheet ONE
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