

25185  
24945  
3/4/86

DATE SUBMITTED: 3-18-86

PERMIT # 25055

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 241 Grand Ave

SQ. FT. OF BLDG: 7764

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 20,640

FILE # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2945-143-02-005-006-007

NONE

PROPERTY OWNER: Reynold Remington

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 3337 Northridge Dr.

NONE

PHONE: 2428456

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

Drug Store / Food Service

\*\*\*\*\*

### FOR OFFICE USE ONLY

ZONE: \_\_\_\_\_

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: \_\_\_\_\_

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: \_\_\_\_\_

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

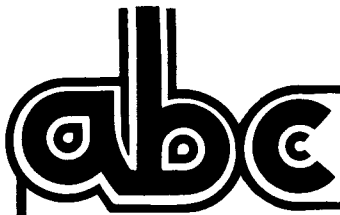
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 3/19/86

APPROVED BY: Linda Westzel

Bob Jones  
SIGNATURE

11/29/86



241 GRAND

# Alco Building Company, Inc.

May 8, 1986

BP # 24652

Mr. Mike Sutherland  
City Planning  
Grand Junction, CO 81501

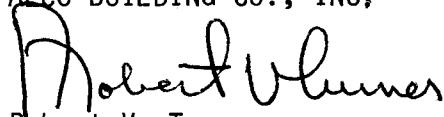
RE: Grand Avenue Rexall Drug

Dear Mike:

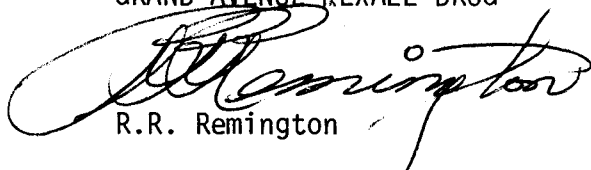
This letter is to confirm the plans revised 5-7-86 drawn by Chris Gray Architects 11-29-85. We would like to guarantee that the landscaping will be done according to the plans and will be completed by 5-30-86.

Thank you for your help and consideration on this matter.

ALCO BUILDING CO., INC,

  
Robert V. Turner

GRAND AVENUE REXALL DRUG

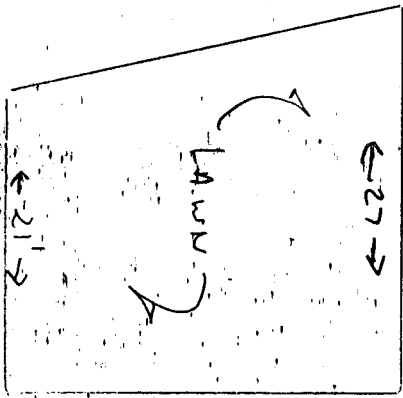
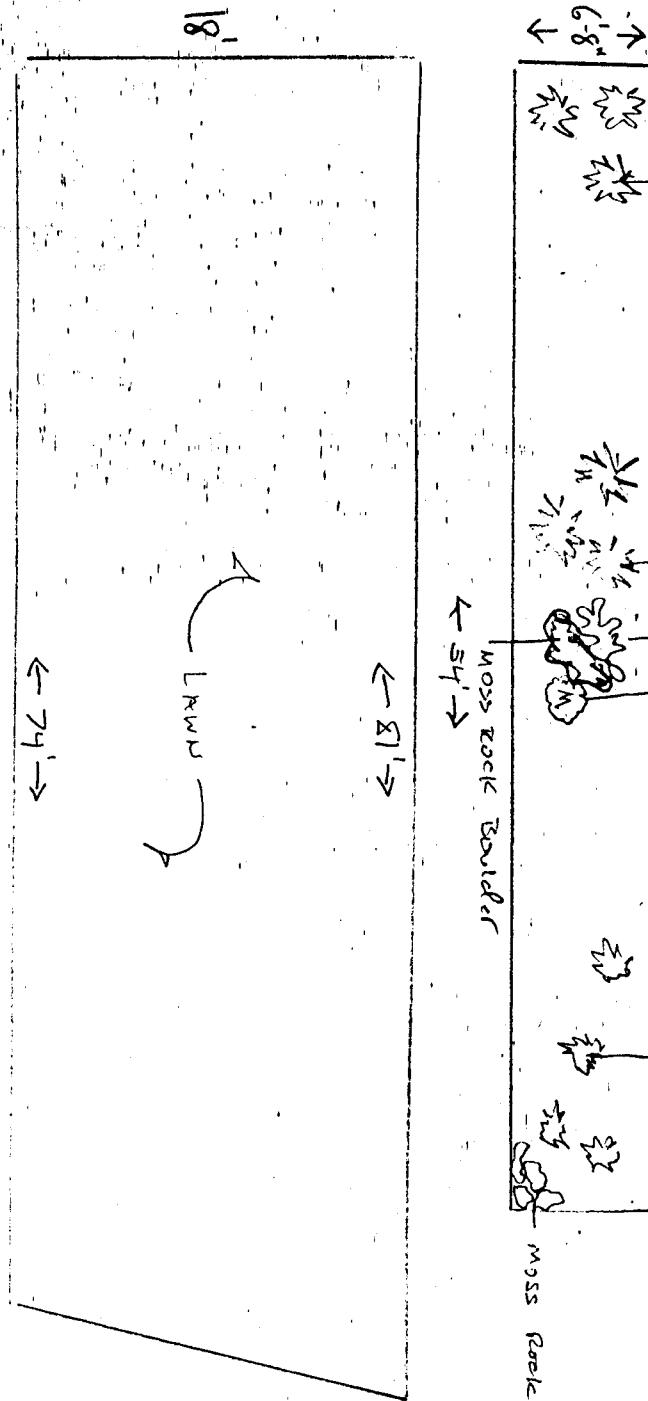
  
R.R. Remington

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

MAY 03 1986

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

MAY 03 1986



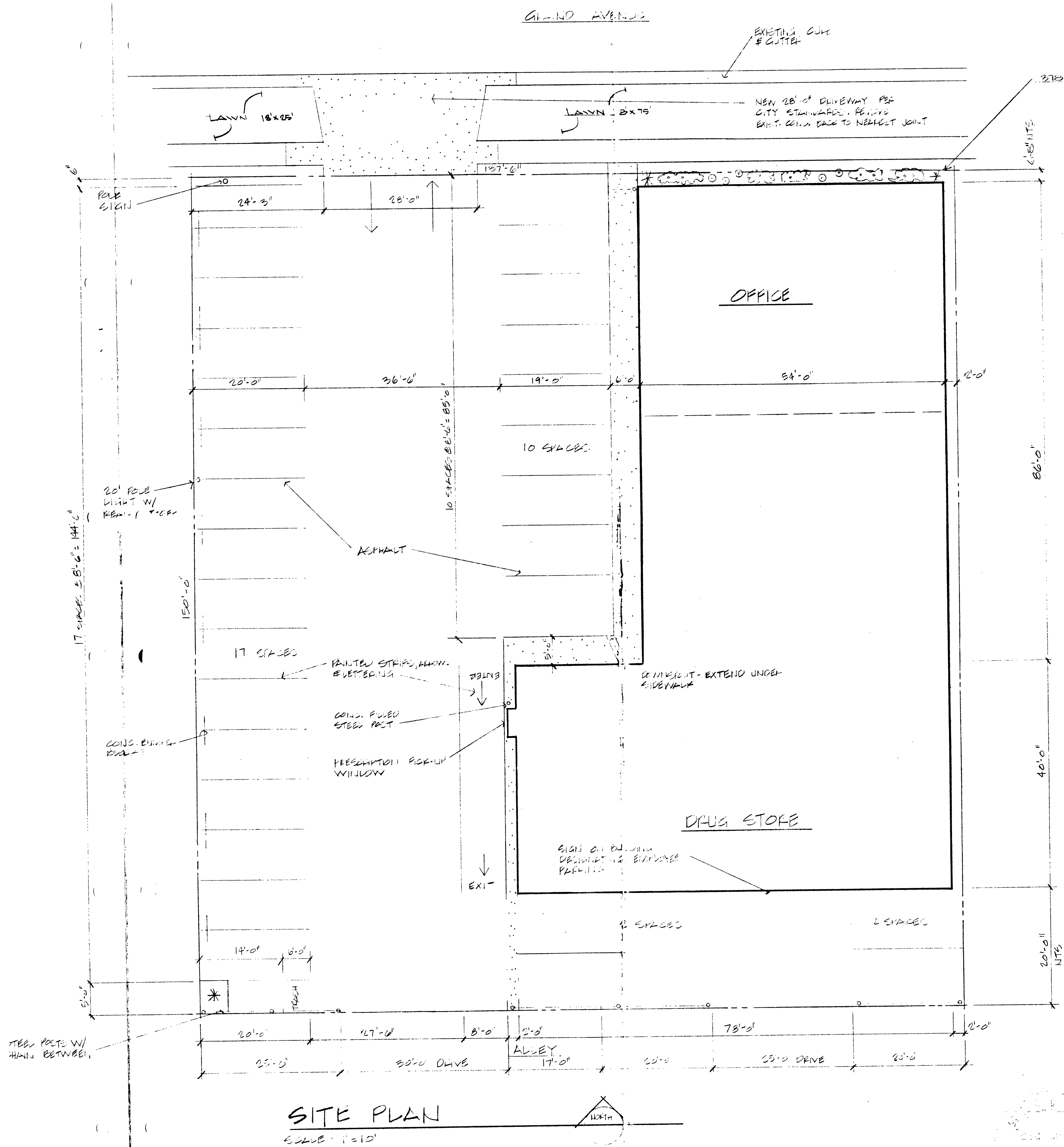
- ③ B. F. L. T. W. M.
- ④ OLD GOLD SWIMPER
- BRISTLECOCK PINE
- WAGO PINE (CAMP)
- ⑤ CREEPING WITHONI SWIMPER

Moss Rock and Sediment Ground cover

Bob Falcher  
Timberline Landscapes  
3331 North Ridge Dr  
S.D.

GRAND AVENUE DRIVE  
241 GRAND AVE  
242-3136

CITY  
MAY 16 1986  
1 SUTHERLAND



**SITE PLAN**  
SCALE: 1"=10'

**PROJECT DATA**

- \*2400 S.F. OFFICE + 300 = 9 PARKING SPACES
- \*4400 S.F. RETAIL SALES + 200 = 22 PARKING SPACES
- \*500 S.F. STORAGE / RESTROOM IN RETAIL
- 7400 S.F. TOTAL AREA
- PARKING REQUIRED: 30 SPACES
- PARKING PROVIDED: 31 SPACES
- X NET INSIDE EXCLUDING EXTERIOR WALLS

**LANDSCAPING LEGEND**

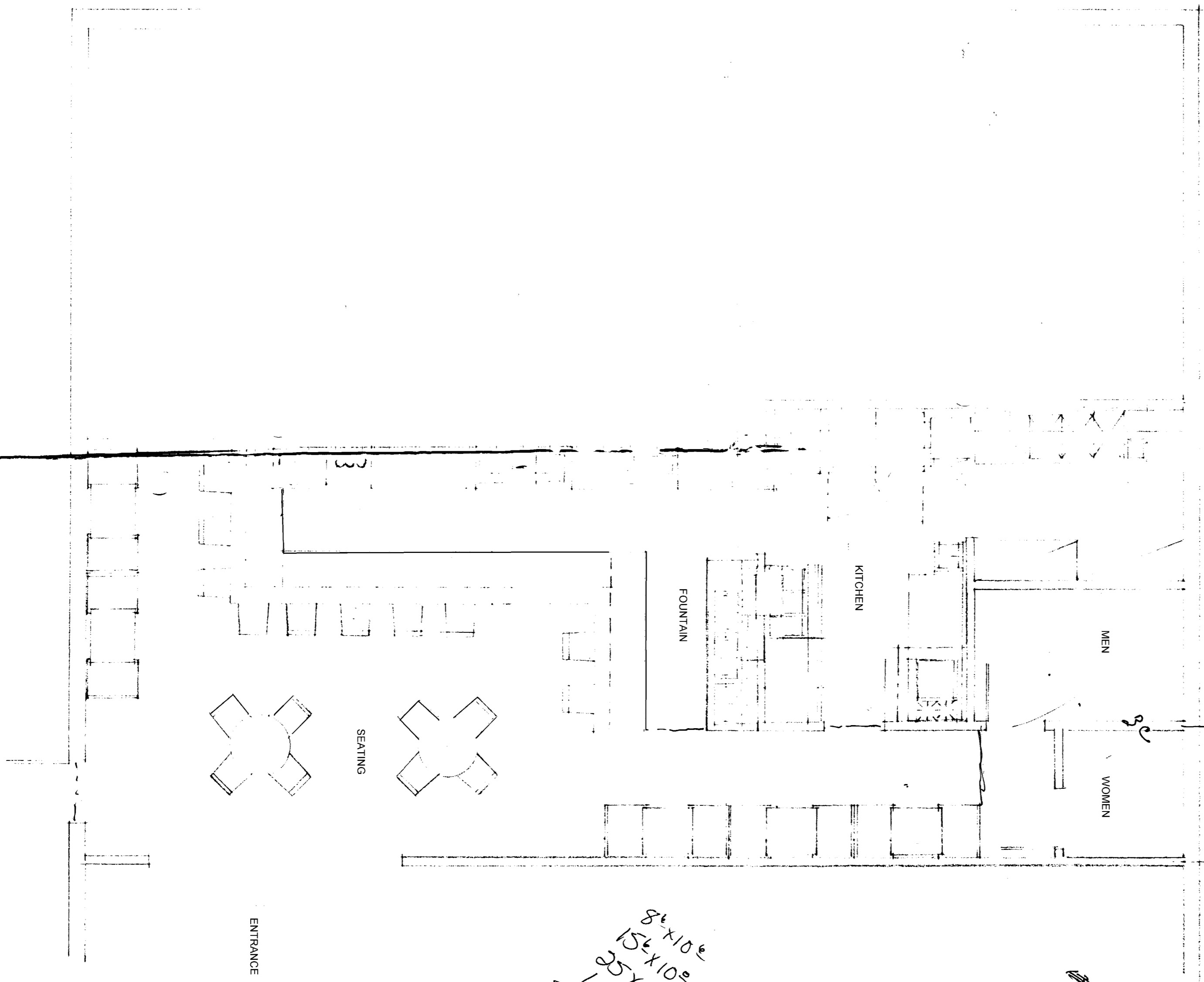
- ASH (⊙)
- UPLIGHT JUNIPER \*
- SPREADING JUNIPER (⊙)
- BARBERY or COTONBASTER (⊙)

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
MAY 03 1988

AN ALCO BUILDING FOR  
GRAND AVENUE REXALL



REV 11/21/85  
date 11/21/85  
draw CHS  
title SITE PLAN  
sheet 011  
of 1



8' x 10' e  
 15' x 10' e  
 25' x 6' e  
 6' x 8' e  
 445  
 10' dia

4' x 3' 6"  
 2' x 2'

130

300  
 145  
 158  
 158  
 306

145.00  
 168.00  
 325.00  
 325.00  
 640.00  
 150.00  
 290.00

12' x 25'  
 6' x 6'  
 4'

51903  
 Spec'd 5/8"

JOB NO.  
 LEAD NO.  
 SHEET NO.  
 OF

DATE  
 DRAWN BY  
 DESIGNED BY  
 SCALE

JOB TITLE:  
 SHEET TITLE:



**NOBEL/SYSCO**  
 1101 WEST 48TH AVE.  
 DENVER, COLORADO 80221 (303) 458-4000  
 EQUIPMENT & DESIGN DEPT.

GENERAL NOTE:  
 THIS PLAN IS THE PROPERTY OF  
 NOBEL/SYSCO AND ANY USE OF THIS  
 PLAN WITHOUT THE CONSENT OF  
 NOBEL/SYSCO IS PROHIBITED. NO  
 RESPONSIBILITY IS ASSUMED BY  
 NOBEL/SYSCO FOR DEVIATIONS FROM  
 THIS DRAWING.

NO.	REVISIONS