

DATE ISSUED: 9-17-87 9/15/87

PERMIT # 20640

FEE \$10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 102 North Avenue

SQ. FT. OF BLDG: 2400

SUBDIVISION: see attached

SQ. FT. OF LOT: 9000

FILING # BLK # LOT #

NUMBER OF FAMILY UNITS:

TAX SCHEDULE NUMBER:
2945-11300-0012

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
0

PROPERTY OWNER: C.R. Brown Oil Co.

0

ADDRESS: 715 Horizon Drive

USE OF ALL EXISTING BUILDINGS:

PHONE: * 245-2620

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

DESCRIPTION OF WORK AND INTENDED USE:

Convenience Store and station

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES NO X

SETBACKS: F 55' S 0 R 0

GEOLOGIC HAZARD: YES NO X

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 7

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: 1012.5

SPECIAL CONDITIONS: LANDSCAPE PLAN MUST
BE APPROVED & INSTALLED BEFORE C.O.
DEED FOR RIGHT OF WAY ON 1ST
STREET REQUIRED BEFORE C.O.

square feet

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 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.

DATE APPROVED: 9-17-87

APPROVED BY: Amide A per KM

[Signature]
SIGNATURE

#28648



OIL COMPANY
TRANSPORT INC.

715 HORIZON DRIVE - SUITE 380
GRAND JUNCTION, COLORADO 81506
TELEPHONE (303) 245-2620

February 8, 1988

Mr. Karl G. Metzner
Director of Planning
Grand Junction Planning Department
250 North Fifth Street
Grand Junction, CO 81501-2668

RE: Your letter of 1-12-88

Dear Karl:

Enclosed please find the site plan for the GO-FER Food Store at 102 North Avenue.

As you will note, the green-belt area on the corner had to be reduced to accommodate the request of your engineering department and the Colorado State Highway requiring a full sidewalk around the corner.

A contract has been awarded to Grand Junction Garden Center for the entire planting area and will be done as soon as weather permits.

Turner, Williams & Holmes is working with your engineering department to complete the deed for the right-of-way on First Street.

Again, we would like to take this opportunity to thank you personally for your aid and assistance on this project.

Sincerely,



C. R. "Bob" Brown

CRB/mw

ENC



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

#28648

January 12, 1988

Mr. Robert Brown
C.R. Brown Oil Company
715 Horizon Drive
Grand Junction, CO 81506

Dear Mr. Brown:

The Building Department is ready to issue your Certificate of Occupancy (C.O.) on the new Loco store at First and North. Before the C.O. can be issued, however, two unresolved elements of your planning clearance must be completed (copy attached).

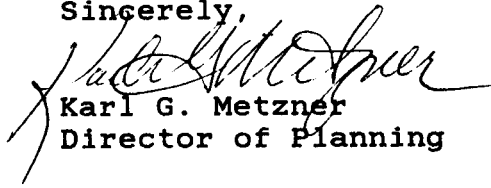
1. Approval of a landscape plan and a letter of guarantee specifying when the landscaping will be accomplished, and
2. A deed for right-of-way on First Street so that the sidewalk will be entirely within the public right-of-way.

As soon as these items have been resolved, we will issue the C.O.

Additionally, we have received a zoning complaint about an illegal portable sign that is placed on the sidewalk at the First and North location. All portable signs are illegal within the city.

I greatly appreciate your attention to these matters and wish you success at your new location.

Sincerely,



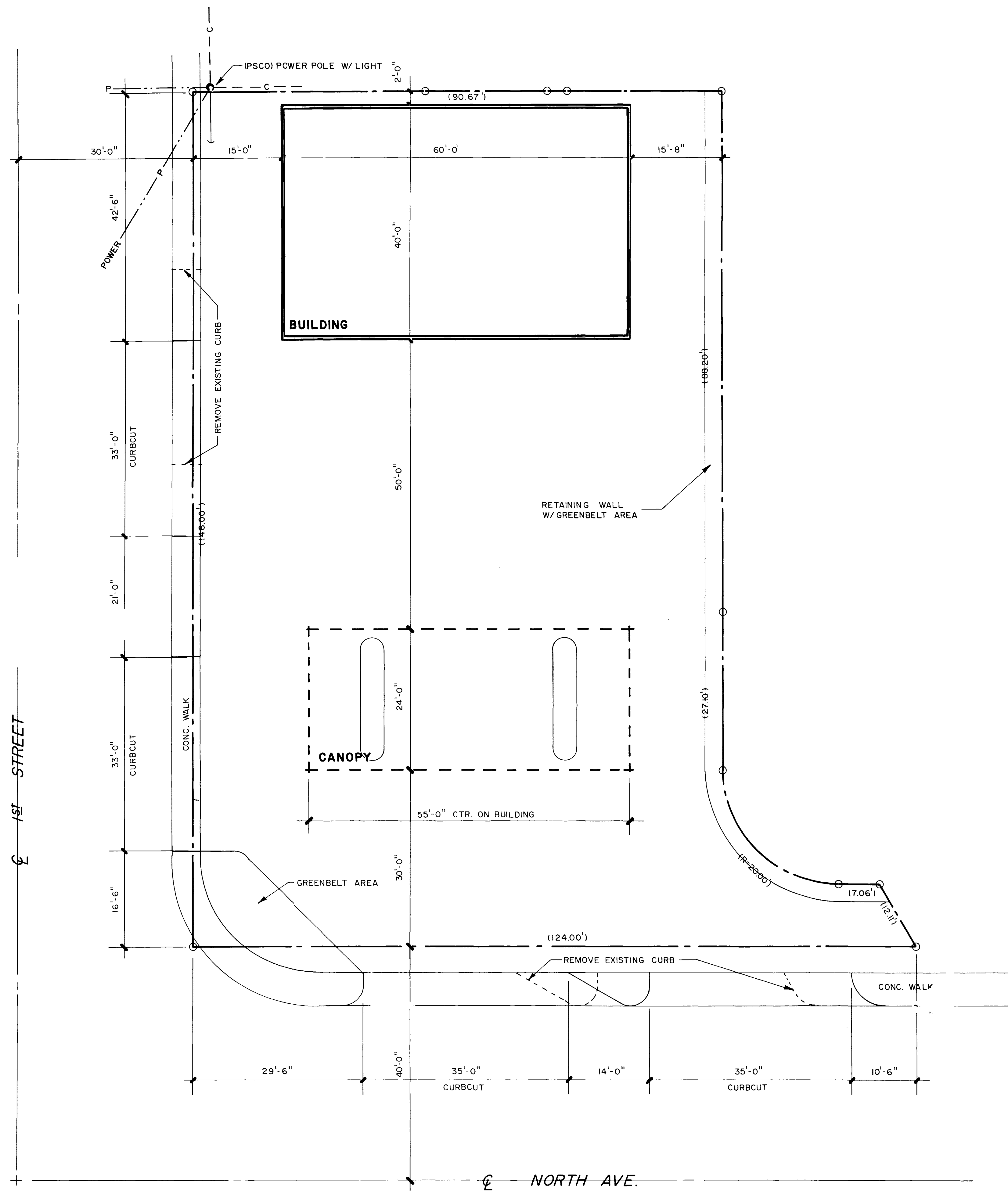
Karl G. Metzner
Director of Planning

KGM/tt

Attachment

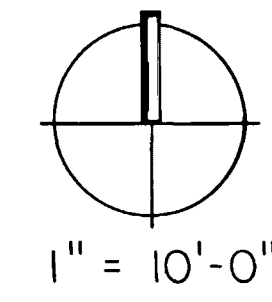
BP # 28648

Bldg Permit # 28648

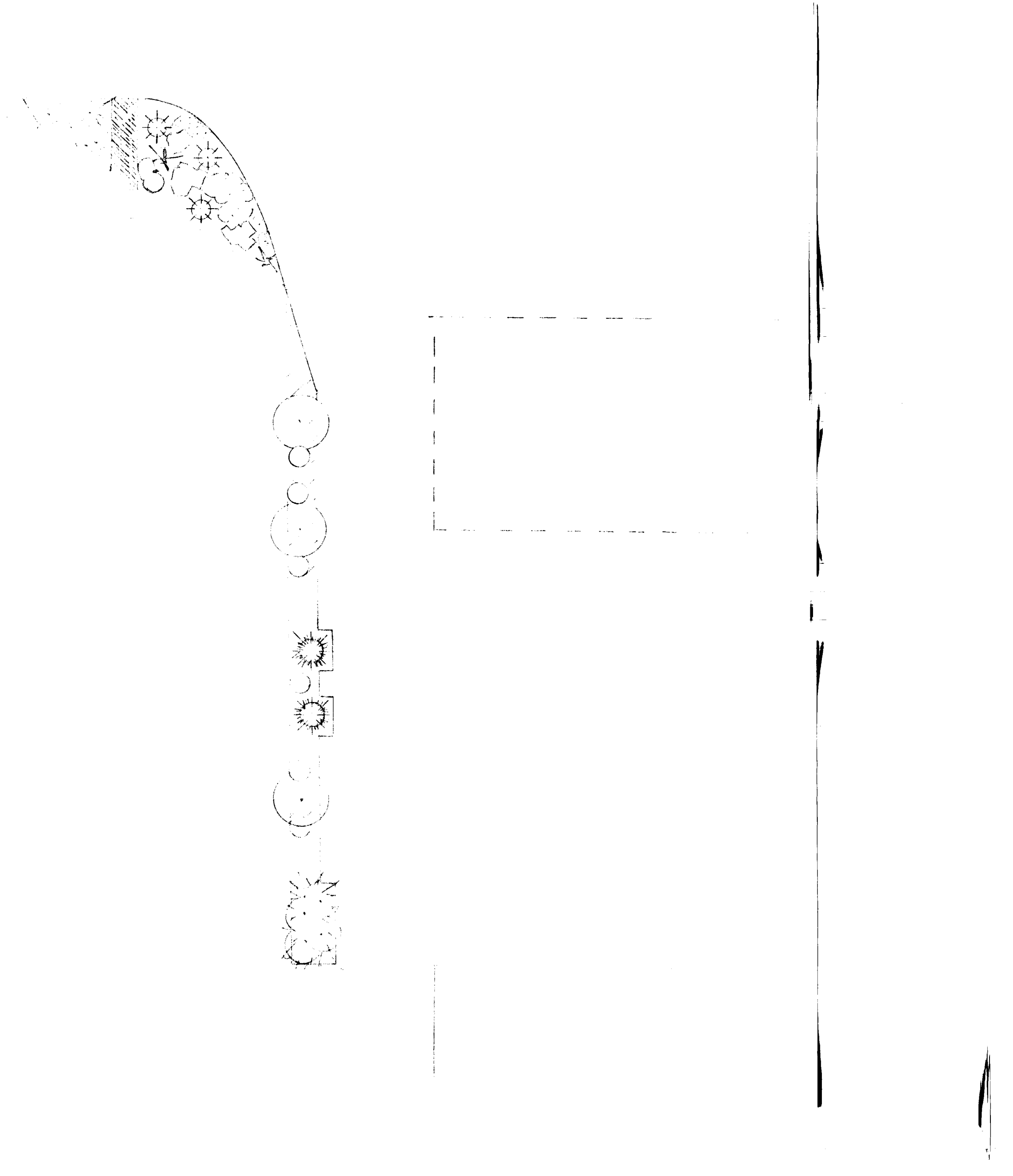


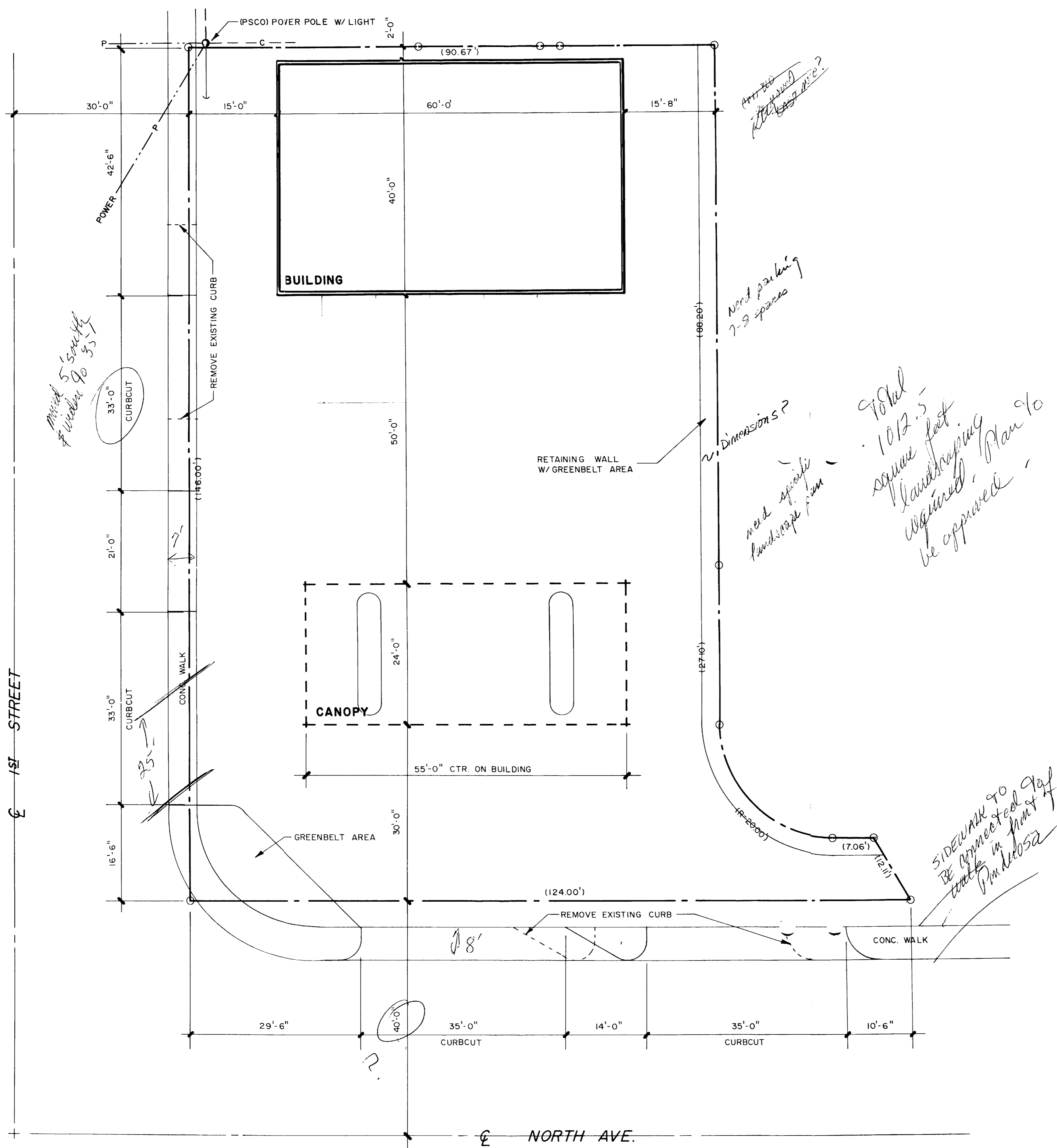
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ISI & North SITE PLAN

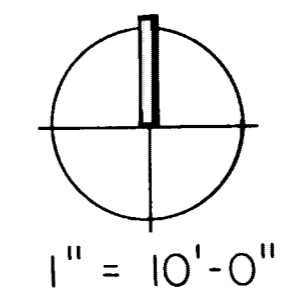


C.R. BROWN OIL COMPANY
715 HORIZON DRIVE, SUITE 380
GRAND JUNCTION, COLORADO 81501
(303) 245-3440
9-9-87





1st & North SITE PLAN



C.R. BROWN OIL COMPANY
 715 HORIZON DRIVE, SUITE 380
 GRAND JUNCTION, COLORADO 81501
 (303) 245-3440
 9-9-87

LEGEND & NOTES

- SET #5 REBAR POINT AS NOTED
- SURVEY ORIENTED W/TO THE MEASUREMENTS
- MEASUREMENT ASSUMED



DESCRIPTIONS:

PARCEL NO. ONE:

A PARCEL OF LAND SITUATED IN THE SW 1/4 SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 11, T1S, R1W, U.M., AND CONSIDERING THE SOUTH LINE OF SECTION 11, T1S, R1W, U.M. TO BEAR N00°00'00"E AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE N00°00'00"E 154.00 FEET ALONG THE SOUTH LINE OF SECTION 11; THENCE N00°00'00"E 40.00 FEET; THENCE S29°55'00"W 66.68 FEET TO THE POINT OF BEGINNING;

THENCE S00°19'57"E 27.18 FEET; THENCE 27.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°19'57"E 27.18 FEET; THENCE N00°00'00"E 40.00 FEET; THENCE N00°00'00"E 154.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1514 SQ. FT.

PARCEL NO. TWO:

A PARCEL OF LAND SITUATED IN THE SW 1/4 SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 11, T1S, R1W, U.M., AND CONSIDERING THE SOUTH LINE OF SECTION 11, T1S, R1W, U.M. TO BEAR N00°00'00"E AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE N00°00'00"E 154.00 FEET ALONG THE SOUTH LINE OF SECTION 11; THENCE N00°00'00"E 40.00 FEET; THENCE S29°55'00"W 66.68 FEET TO THE POINT OF BEGINNING;

THENCE N00°19'57"W 88.00 FEET; THENCE N00°00'00"W 26.51 FEET TO THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 827 PAGE 49 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE; THENCE S10°14'55"E 60.46 FEET; THENCE S29°55'00"E 33.07 FEET TO THE POINT OF BEGINNING, CONTAINING 1514 SQ. FT.

CERTIFICATION

I, MAX E. MORRIS CERTIFY THAT THIS PLAT IS PLOTTED FROM FIELD NOTES OF A SURVEY MADE BY ME IN MARCH 1987.

Max E. Morris
COLORADO REG. PROFESSIONAL LAND SURVEYOR 1641



NOTICES

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 10 YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. THE EIGHTH MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PROPERTY SURVEY				
SW 1/4 SECTION 11, T1S R1W U.M., MESA COUNTY, COLORADO				
FOR:	BOB BROWN	SURVEYED BY:	MEM DKB	
SCALE:	1" IN = 20' FT.	DRAWN BY:	ACAD DKB	
DATE:	5/2/87	Q.E.D. SURVEYING SYSTEMS Inc. P.O. Box 186 PALISADE COLO. 464-7568 241-2370	FILE:	7055

