

DATE SUBMITTED: 5/24/89

PERMIT # 33067

FEE 420.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2820 North Ave.

SQ. FT. OF BLDG: 6000

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

SQ. FT. OF LOT: 30186

PLANNING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:  
2943-073-00-127

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: DISCOUNT TIRE CO. INC.

USE OF ALL EXISTING BUILDINGS:  
RETAIL TIRE OPERATION

ADDRESS: 6300 S. SARACUSE

PHONE: ENGLEWOOD CO.

DESCRIPTION OF WORK AND INTENDED USE:  
BUILD NEW FACILITY, REMOVE TWO  
EXISTING STRUCTURES

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

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### FOR OFFICE USE ONLY

ZONE: C-1

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

SETBACKS: F 55' S 0' R 0'

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

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: 15

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: as shown  
on plan

SPECIAL CONDITIONS: 10' R.D.W. deed  
req'd prior to issuance of C.O.

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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 (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: 5/24/89

APPROVED BY: Kathy Wagner  
cto 10/2/90

Michael Ramsey  
SIGNATURE

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT  
CITY OF GRAND JUNCTION  
(OR MESA COUNTY)

PERMIT # 33067

DATE Oct. 10, 1989

PERMISSION IS HEREBY GRANTED TO Direct Tire Sales TO OCCUPY THE

BUILDING SITUATED AT 2820 North Ave.

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ FILING \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

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

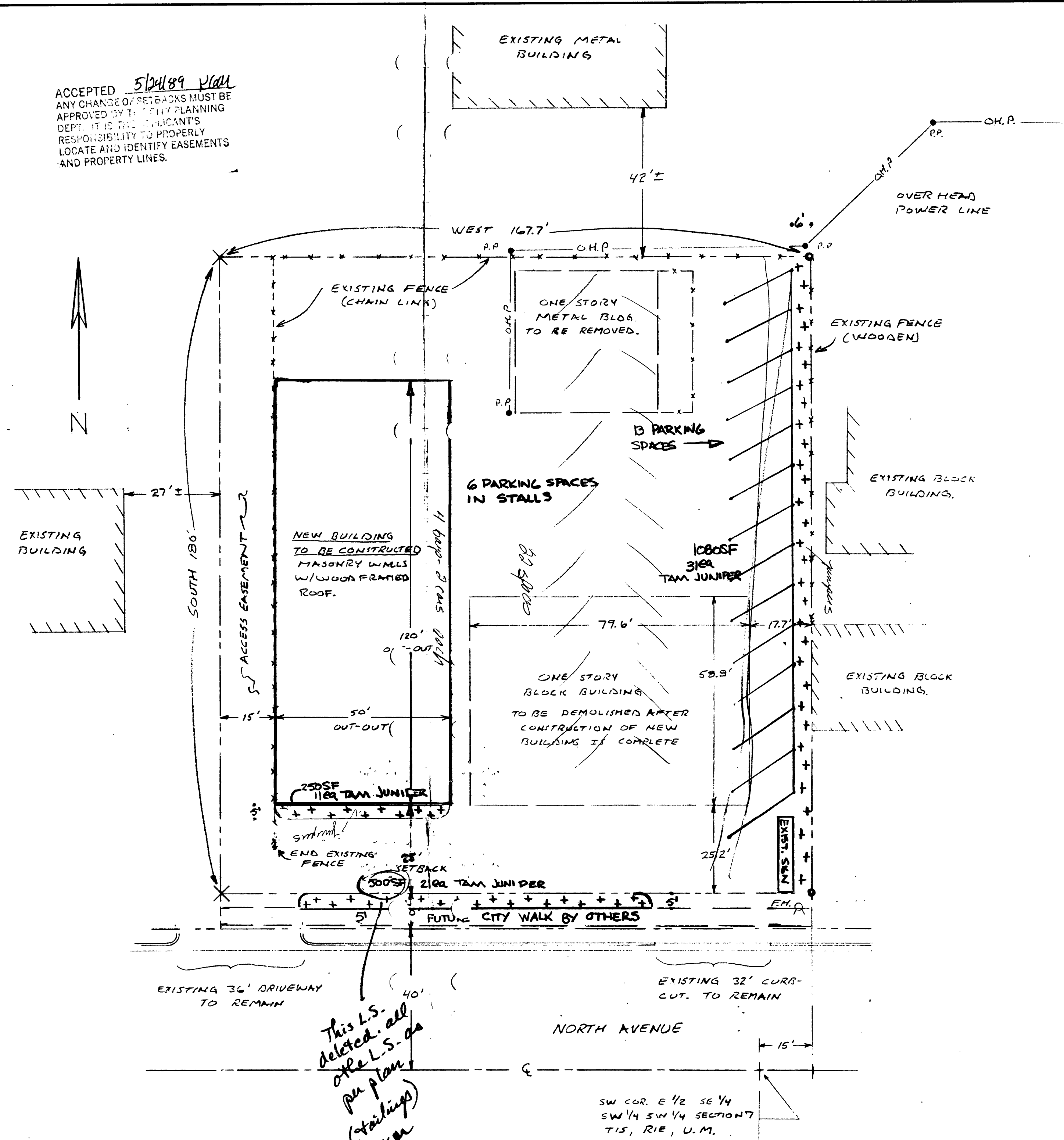
FOR THE FOLLOWING PURPOSE: New tire store

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR

Bob Lee by  
Karl Metzger JKTK

ACCEPTED 5/12/89  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. THE CLIENTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SCALE: 1" = 20'

**NOTES**

**1) SURVEY**

- A. Survey information contained on this preliminary plat is from a survey by Q.E.D. Survey Systems, Inc., File: 8-7096 dated April 7, 1987.
- B. DESCRIPTION: Beginning at a point 15 feet east of the SW corner of the SE 1/4 of the SE 1/4 SW 1/4 of Section 7, T18, R1E, U.M.; Thence North 230 feet; Thence West 167.7 feet; Thence South 230 feet; Thence East 167.7 feet to the point of beginning. Except the Right-of-Way for North Avenue.
- C. Distances shown to curb and gutter, curb cuts and entrances, the fire hydrant, and existing buildings on adjacent property are approximate. Actual distances may vary slightly.

**2) LEGEND**

- Found Survey Monument (See Q.E.D. Survey)
- X Set X in Concrete (See Q.E.D. Survey)
- ⊕ Fire Hydrant
- Property Line

**3) AREAS**

- A. Building Area: 6,000 Sq. Ft.
- B. Required Landscape Area: 5'x167.7'=838.5 Sq. Ft.
- C. Available Parking Area: 20,647.5 Sq. Ft. This figure accounts for building area, landscape requirement, and the access easement on the west side of the property.

**4) ACCESS**

- A. No changes to site access are planned.

**5) CONSTRUCTION SEQUENCE**

- A. The new building will be constructed while the existing building remains in service. Following completion of the new building the existing buildings will be removed and the parking area will be paved.

Called 11-20-89  
 John Gordon re: Landscaping  
 needs to be done soon.  
 WJ

Special warranty  
 did  
 5 to 10 ft of yard  
 prep description  
 for Ret. Helites ROW  
 purpose

Francis Co. on photo  
 434-9093  
 Mike Downing

Kathy 10-23

Ron Choate  
 434-9093  
 pls call  
 returned phone call  
 434-9093

**EASTERN CONSULTING ENGINEERS / LAND SURVEYORS**  
 1100 Bay St., Suite 200, St. Charles, MO 63304-2000

**PRELIMINARY SITE PLAN**  
**DISCOUNT TIRE CO., INC**  
 Prepared For  
**FRANCIS CONSTRUCT**

ESDN J.M.C. DRAWN J.M.C.  
 DATE 5/12/89 REV. SHEET NO.