

511-354 1101 Winters NEW NAME

1 Mile High Tire signed 6/14/99

Planning \$ 5-	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. 68981
FILE # MSC-1999-152

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

3 emp
NO MANUFACTURE
Wholesale

511-354 1103
Still Kitchen Concepts

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1101 Winters Avenue TAX SCHEDULE NO. 2945-231-18-006

SUBDIVISION Winters Ave, Ind. Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING BLK LOT 1 SQ. FT. OF EXISTING BLDG(S) 53,000

(1) OWNER James McConnell NO. OF DWELLING UNITS
BEFORE: two AFTER: three CONSTRUCTION

(1) ADDRESS 1101 3rd Avenue NO. OF BLDGS ON PARCEL
BEFORE: one AFTER: one CONSTRUCTION

(1) TELEPHONE 242-4015, Ext. 101 USE OF ALL EXISTING BLDGS Industrial

(2) APPLICANT same DESCRIPTION OF WORK & INTENDED USE: Interior

ADDRESS remodel for tire wholesale distribution

(2) TELEPHONE

Tom Joyner
250-3013
243-0875

COU-96-04.2

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-2 Landscaping / Screening Required: YES NO

SETBACKS: Front from Property Line (PL) or from center of ROW, whichever is greater

Side from PL Rear from PL

Maximum Height

Maximum coverage of lot by structures

Landscaping / Screening Required: YES NO

Parking Req'mt

Special Conditions: Interior Remodel

200x110 + plants landscape

Genus Tract 8 Traffic Zone 44 Annx #

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information contained herein. I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Jay K Williams Date August 26, 1998

Department Approval Date 8/26/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. no charge

Utility Accounting CM Cole Date 8/26/98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

THE CITY OF MILWAUKEE, WISCONSIN
PLANNING DEPARTMENT
CITY ENGINEER
CITY CLERK
CITY COMMISSIONERS

COURT RECORDS
BOOK 111 PAGE 111

DATE 1 21 1914
BY J. W. [unclear] CITY ENGINEER
CITY CLERK

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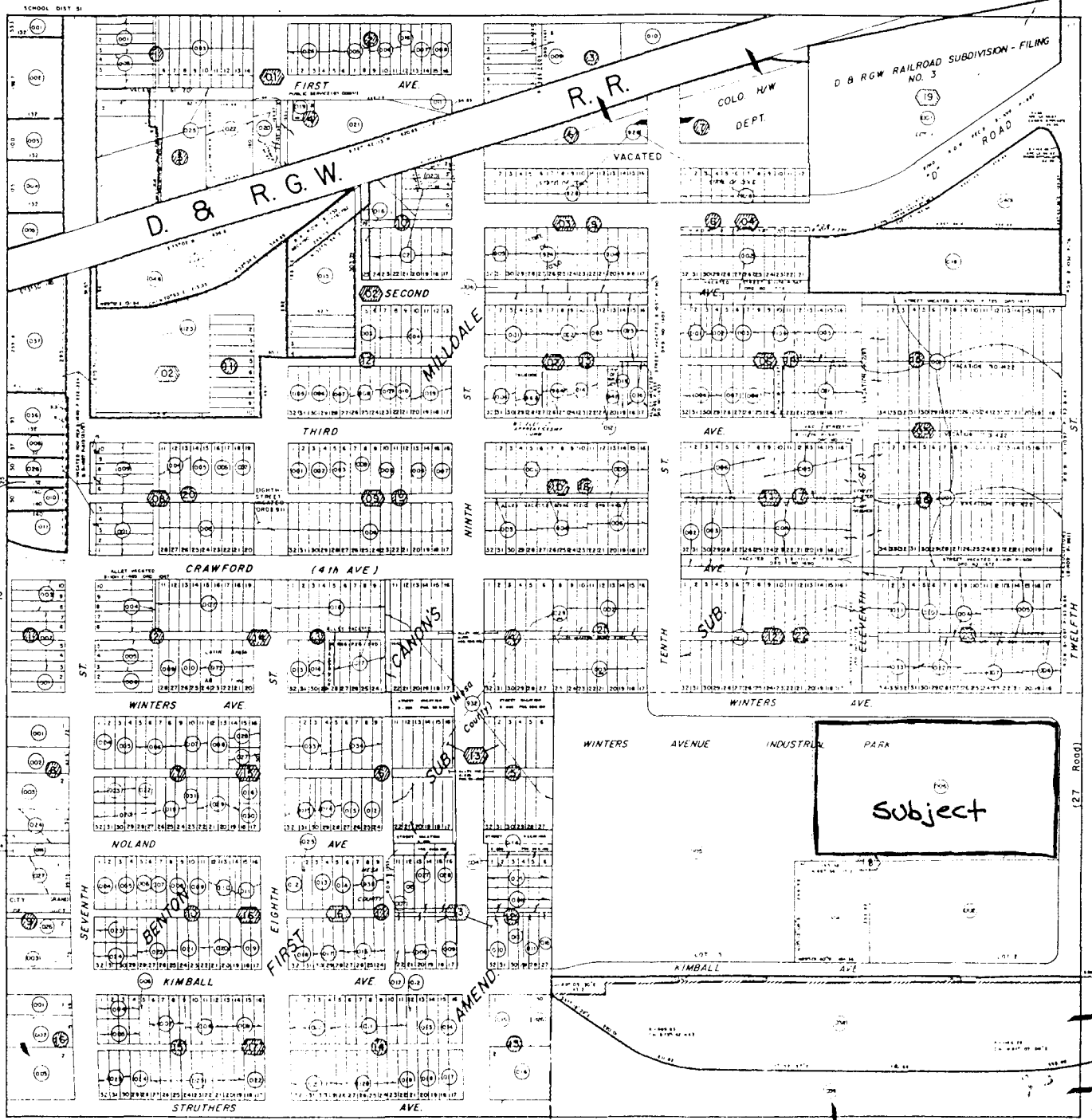
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CITY ENGINEER
CITY CLERK

Adopted
2945232
TIS, R.J.W.



Adopted
2945144
TIS, R.J.W.

Adopted
2945234
TIS, R.J.W.

2945231
TIS, R.J.W.

Adopted
294524
TIS, R.J.W.

James R. McConnell
1101 3rd Avenue
Grand Junction, CO 81501

Lot One, Winters Avenue, Industrial Park, Section 23, T1S, R1W

July 31, 1998

Community Development Department
Mesa County Building Department
Grand Junction Fire Department

Re: Interior Remodel
1101 Winters Avenue

Review Agencies:

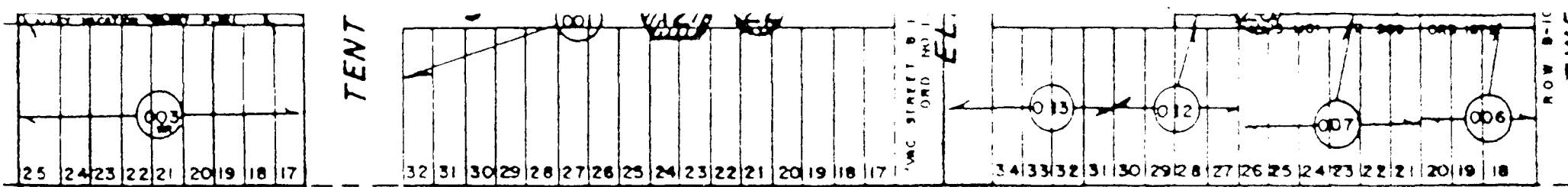
This property is located on South Twelfth Street in a heavy Industrial zone (I2). The building is owned and operated by Grand Junction Steel and was used in connection with steel fabrication for Interstate Highway construction. Bridgestone/Firestone will utilize this existing building for a Western regional distribution center.

Enclosed are floor plans for the Grand Junction Steel building located on 1103 Winters Avenue. Bridgestone/Firestone, Inc. has leased 25,000 square feet of this facility. This lease will require the remodeling of the building with the construction of a dividing wall separating Units "F" & "G", an exterior access, as well as an office area and bathrooms. All utilities are separately metered to properly manage power distribution for this section of the building. There will also be two truck ramps constructed into Unit "H" on the South side of the building.

This building consists of a total of 52,000 square feet of industrial free span metal building, fully sprinklered for fire protection. The building is located on a 4.5 acre fenced lot with ample parking and yard area. Grand Junction Steel is vacating this area of the building. There would not be any increase in employees or visitors to the property. Bridgestone/Firestone is a wholesale distributor and does not service the general public.

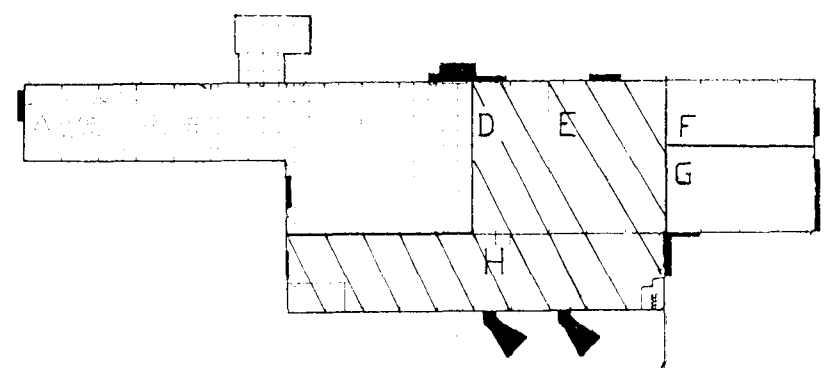
Please call if I can provide any further information.

James R. McConnell

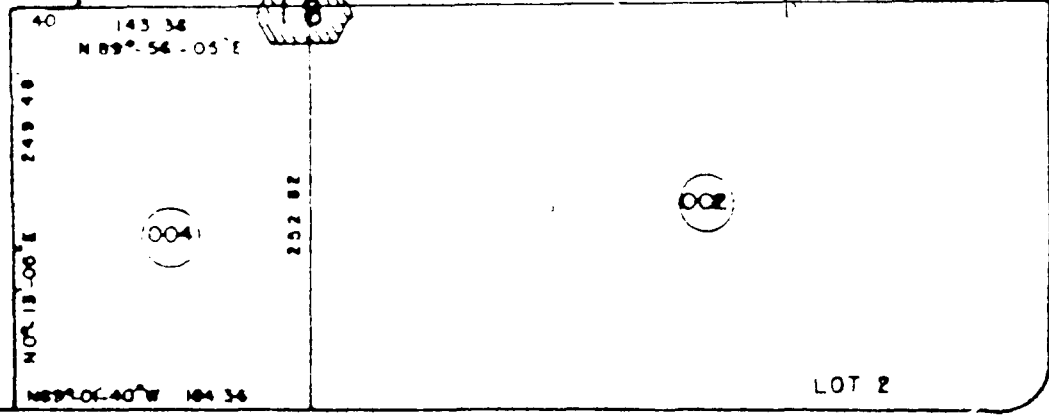


WINTERS AVE.

WINTERS AVENUE INDUSTRIAL PARK



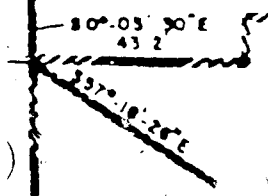
LOT 1



LOT 3

LOT 2

KIMBALL AVE.



005

R. 389.93
CH. 573'-42'-44"

1/2" = 25'
 15'8" CLEARANCE
 20'8" CENTER CLEARANCE
 FULLY SPRINKLERED
 DOCK PROVIDED

