



# COLORADO WEST

## *Properties*

Phone (303) 245-1107

1002 Colorado Avenue  
P. O. Box 2924  
Grand Junction, Colorado 81501

May 1, 1978

City Council  
City of Grand Junction  
250 North 5th St.  
Grand Junction, Colorado 81501

Gentlemen:

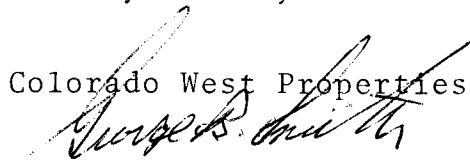
I have recently purchased Lots 1 to 3 inclusive, Block 18 Grand Junction known as 904 North Seventh St. or better yet known as Burkins Better Buy.

Subject property is located on the North East corner of 7th Street and Teller Ave. The building is located about 60 ft. on 7th Street by 60 ft. on Teller Ave. The building is built just about on property lines. It is my intention to remodel this building and make it much more attractive in appearance.

The purpose of this letter is to ask the City Council for a revocable permit to allow me to extend over the property lines with brick veneering on both sides of existing building.

Thank you for your consideration in this matter.

Colorado West Properties

  
George B. Smith, Broker

6" Max

GBS/mds

HOMES

• RANCHES •

COMMERCIAL

June 1, 1978

Mr. George B. Smith  
Colorado West Properties  
1002 Colorado Avenue  
P. O. Box 2924  
Grand Junction, Colorado 81501

Re: FILE #52-78 - REVOCABLE PERMIT FOR 904 NORTH SEVENTH STREET

Dear Mr. Smith:

The Grand Junction Planning Commission, at their regularly scheduled meeting of May 30, 1978 approved your request for revocable permit. Approval was subject to the following comments:

- a) close abandoned curb cut on 7th and widen the north curb cut.
- b) clean up right-of-way between sidewalk and street; i.e., some type of landscaping. City Parks and Recreation Department will provide free street trees if a watering system is installed.

This item will be heard before the Grand Junction City Council on June 21, 1978.

Sincerely,

  
Karl G. Metzner  
Planner I

KGM:cjr

Subdivision Revocable Permit

Date May 3 Item # 52-78

Petitioner GEORGE SMITH  
7th & Teller

Review Agencies Comments

Review Agencies Comments

City Engineering - close abandoned 10' curb cut on 7<sup>th</sup>. Widen with cut on 7<sup>th</sup> if it is to be continued to be used.

City Fire Dept. - construction to meet building & fire codes.

Clean up right of way between S.W. & Street. Letter of credit.

Action Taken

P.C. Approved May 30, 1978

C.C. Approved June 21, 1978

Comments

Subject to review comments.

Action Taken

P.C. \_\_\_\_\_

C.C. \_\_\_\_\_

Comments

ITEMS REQUIRED FROM DEVELOPER

- Check  Utility Agreement  Title Investigation
- Drainage  Landscaping  Covenants
- Improvements Guarantee  Annexation  Other (Specify)