





~~Bruce Currier~~ 2760 H Road Grand Junction CO 81501

~~Holliday Inn~~  
~~c/o Mary Hurst~~ 755 Horizen Drive Grand Junction CO 81501

*Bruce Currier  
2760 H Road  
Grand Jct, CO 81501  
#38-81*

*Holiday Inn  
c/o Mary Hurst  
755 Horizon Dr.  
H.J., Colo. 81501 #38-81*



## CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501  
(303) 244-1628

April 15, 1983

CERTIFIED RETURN RECEIPT  
P201469868

Mr. Wayne Browneller  
902 North Circle Drive  
Colorado Springs, CO 80909

RE: Development in H.O. - Addition to Retail Store (Grand Junction)

Dear Mr. Browneller:

In recent weeks, the City/County Development Department has been reviewing site improvements for past developments. In review of the expanded convenience store on the northwest corner of Horizon Drive and I-70, the following improvements have not been completed:

- 1) Eight (8) designated parking spaces as per approved plan. It appears that parking was at one time marked on the north side of the store. A re-striping on this side would be sufficient. The parking as shown on the approved plan is probably impractical when viewed on site. However, other possibilities, for example, angle parking on the south boundary line may be a possibility.
- 2) Landscaping of 75% of required front yard. As the gasoline pumps make it difficult to meet this requirement, another reasonable proposal should be made. A landscape plan and parking plan must be submitted to this office within 30 days.

Enclosed please find a copy of the zoning regulations for Highway Oriented and the parking regulations for stall and aisle dimensions. If I can answer any questions, please don't hesitate to contact me.

Your cooperation would be appreciated.

Sincerely,

Mark J. Curran  
Assistant Zoning Administrator

MC/vw



REVIEW SHEET SUMMARY

FILE# 38-81

ITEM Dev. in H.O.

DATE SENT TO REVIEW DEPT. \_\_\_\_\_

Final

DATE DUE 3/18/81

PETITIONER Acorn Petroleum, Colorado Springs, CO

LOCATION NW Corner of Horizon Dr. & I - 70

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/12/81	Public Serv. Gas & Elect.	Public Service Co. may have objections to this application. Due to the volume of applications being received for review from both Mesa County and the City of Grand Junction, we will not be able to complete our review of this project by the deadline shown. Our detailed comments will be forwarded as soon as possible.
3/12/81	Mt. Bell	No objection or requests.
3/16/81	Ute Water	No objections
3/16/81	City Utilities (Jim Patterson)	None
3-19-81	City Eng.	I don't understand all those easements but that's ok. Power of Attorney for full street improvements on Horizon Drive should be obtained.
3-17-81	City Fire	Before we can okay this plan for construction, we need to do a fire flow. To do this we need the following information: 1. Square footage of building 2. Type of construction 3. Distance from surrounding buildings.  Also, we need to know the existing fire hydrants and size of supply lines. All gas tanks and lines must meet fire codes. With this information, we will be able to tell you if you need additional fire protection.
3-19-81	Public Service	Electric: No objections Gas: No objections.
3-19-81	Trans. Eng.	Parking stalls 1-4 are only 16' long. Access to these stalls will have to be from outside of the property line. There is also no room within the property for traffic circulation around the west end of the building.
	Staff Comments	Do site visit to determine landscape requirement.  Don't see any real problems with expansion of use.
3/31/81		RIDER/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #38-81, DEVELOPMENT IN H. O., ADDITION TO AN EXISTING CONVENIENCE STORE, SUBJECT TO STAFF COMMENTS.

probably  
Driveway 1-way  
15'

# 38-81

10-27

Chip Chambers  
635-9408  
Vintage Bunnell Office  
Colorado Springs

prototype convenience store  
for Gas-Feds  
Ochs Brothers

NW Highway Dr.  $\frac{1}{2}$  I-70  
just off of US 6; 50? different

on-going for over a year  
has been through some changes  
letter from Mark J. Curran about

Development in Ho.  
Certified return receipt April 15, 1983  
remove existing; put new

~~Mark J. Curran~~

902 North Circle Drive Suite 203  
Colorado Springs CO 80909

10-27-83

Miko,  
How are we doing  
w/ landscaping and  
striping of the parking  
lot? Any progress?  
Thanks,

P.S. I need to explain something to  
you on this