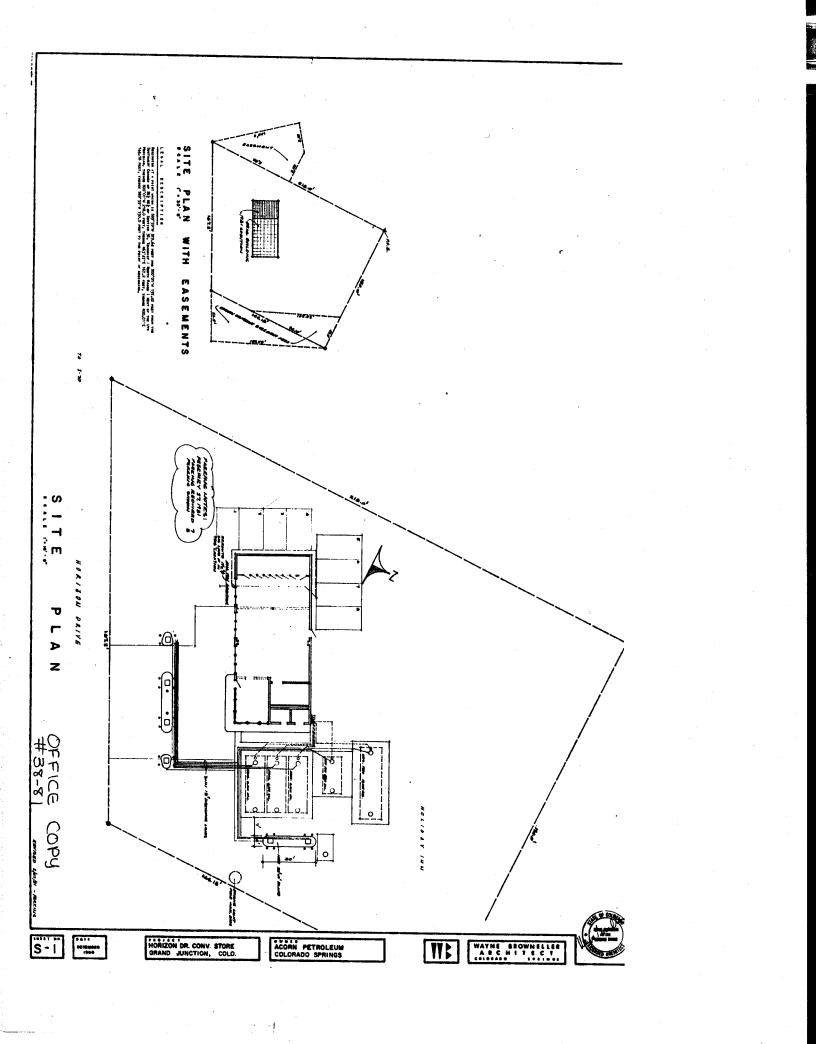
Table of Contents

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Project Name: <u>Acorn Petroleum -N.W. corner of Horizon Drive & I-70</u>

2.	~											
e s e	e_{s} n_{n} specific to certain files, not found on the standard list. For this reason, a checklist has been provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick											
	d	e guide for the contents of each file.										
¹	u	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in										
		full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.										
	Τ	*Summary Sheet – Table of Contents										
	╈	Application form										
		Receipts for fees paid for anything										
		*Submittal checklist										
		*General project report										
		Reduced copy of final plans or drawings										
		Reduction of assessor's map										
		Evidence of title, deeds										
	ľ											
	1	*Mailing list to adjacent property owners										
		Public notice cards										
\square		Record of certified mail										
X	-	Legal description										
\vdash		Appraisal of raw land										
	+	Reduction of any maps – final copy										
	+	*Final reports for drainage and soils (geotechnical reports)										
	-+	Other bound or nonbound reports										
\vdash	-+	Traffic studies										
	+											
	+	Individual review comments from agencies *Consolidated review comments list										
	-+											
\square	_	*Petitioner's response to comments										
		*Staff Reports										
		*Planning Commission staff report and exhibits										
	.	*City Council staff report and exhibits										
		*Summary sheet of final conditions										
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)										
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:												
X	X	Action Sheet										
	X	Review Sheet Summary										
X		Review Sheets										
		Letter from Mark Curran to Wayne Browneller re: improvements not completed-4/15/83										
X	X	City Council Minutes - ** - 3/31/81										
X	-+	Letter to file – 10/27 Development Application										
	\rightarrow	Public Notice Posting										
	x	Mailing List										
X		Site Plan with Easements										
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Bruce Currier Holliday Inn c/o Mary Hurst

755 Horizen Drive Grand Junction CO 81501

81501

Grand Junction CO

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

Holiday Ann do Mary Hurst 155 Horizon Dr. M. J., Colo. 81501 #38-81

2760 H Road

CITY - COUNTY PLANNING

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

April 15, 1983

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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:

- 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

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REVIEW SHEET SUMMARY

FILE# <u>38-81</u>									
ITEM Dev. in H.O.	DATE SENT TO REVIEW DEPT								
Final	DATE DUE								
PETITIONER Acorn Petroleum,	olorado Springs, CO								
LOCATION NW Corner of Horizon Dr. & I - 70									
DATE REC. AGENCY	COMMENTS								
3/12/81 Public Serv. Gas & Elect.	Public Service Co. may have <u>objections</u> 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 imporvements 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, DEVELOP- MENT IN H. O., ADDITION TO AN EXISTING CONVENIENCE								

STORE, SUBJECT TO STAFF COMMENTS.

gutables J-wan Drivent # 38-81 Che bers 635-9408 Le Dermellightice Celorado Spi-Chip Charbers 10-27 for Gas-Fite for Gas-Fite Och Brotlers NW Horizen Dr. 4 I=70 just of 4 US 6; 50? Sitterent too been through some channels / letter for Mark J. Cuman about Certified return receipt April 15 1983 remove existing i put new Alert & your reduced 902 North Cicle Drive Suite 203 Coloredo Spring Co 80909 10-27-53 Mike How are we doing W labscoping and striping of the parting this ing the parting Lot , Hong the parties), Lot , Hong the parties of the parties of the P.S. I need to explain southing to 6 Ale