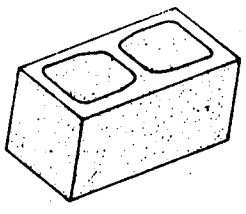




#52-81

PHONE 245-3305



# VALLEY BUILDING SUPPLY CO.

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SCORIA      ●      CONCRETE BLOCKS      ●      SPECIAL SHAPES      ●      LINTELS

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1100 D Road  
P. O. Box 186  
GRAND JUNCTION, COLORADO 81501

April 4, 1981

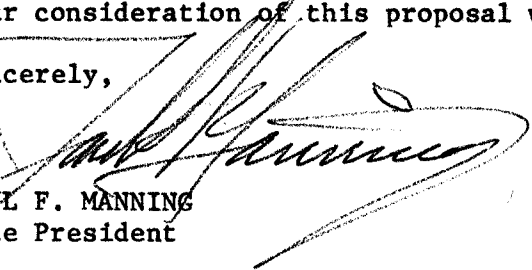
City of Grand Junction  
Planning Department  
Court House Building  
Grand Junction, CO 81501

Gentlemen:

We currently lease the 3.91 acres tract from DRG&W. We request a variance from you to move our Elcar fence onto the D Road right-of-way as shown on the attached plat in dotted green. There is twenty-five feet from the curb to our fence presently. We would like to use twenty feet of it for parking and driving area within our storage yard. We also may add a few shrubs for beautification.

Your consideration of this proposal would be appreciated.

Sincerely,

  
PAUL F. MANNING  
Vice President



REVIEW SHEET SUMMARY

FILE# 52-81

ITEM Revocable Permit

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

Final

DATE DUE 4/13/81

PETITIONER Paul F. Manning (Valley Bldg. Supply Co.) 1100 D Rd., Grd. Jct., CO  
(No Engineer) 81501

LOCATION NW Corner of D Rd. & 12th St.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/13/81	City Engineer	I take no exception to the revokable permit since other property owners on D Road have done the same thing. I do recommend that instead of the dimensions they have proposed that the fence be located a minimum of 6 ft. from the back of curb to allow room for a 5 ft. sidewalk to be constructed if ever requested. This minor change might avoid the inconvenience of moving the fence in the future. I do not know if any utilities exist in the area proposed to be fenced but if they do they should be shown on a plan for review consideration.
4/16/81	Trans. Eng.	Relocating the fence should not affect traffic on D Rd.. However, adequate sight distance should be maintained at their entrance.
4/17/81	Staff Comments:	No comments.
4/28/81	QUIMBY/KAMICAR PASSED UNANIMOUSLY A MOTION TO TABLE #52-81, CONDITIONAL USE, REVOCABLE PERMIT, UNTIL THE NEXT MEETING, BECAUSE OF THE FAILURE OF THE PETITIONER TO APPEAR AT THIS MEETING.	
5/26/81	LITTLE/RINKER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #52-81, CONDITIONAL USE, REVOCABLE PERMIT.	

