



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1539

March 30, 1992

Bill Adams
Big Red Quick Print, Inc!
2122 N. 12th Street
Grand Junction, Colorado 81501

RE: Allowing a Copy Center in a Planned Business (PB) zone -
2122 North 12th Street

Dear Mr. Adams:

The property located at 2122 North 12th Street is currently zoned Planned Business (PB). Land uses that were originally approved as part the PB zoning for this property include "low volume retail". Therefore a copy center is allowed under this zoning.

Parking as submitted on the site is sufficient. The Zoning and Development Code requires one parking space per 250 sq ft of gross floor area which amounts to 8 spaces required for the existing building. The site plan submitted provides for 12 spaces. The total area currently landscaped as shown on the site plan is adequate.

If you have any questions, please contact me at your earliest convenience.

Respectfully,

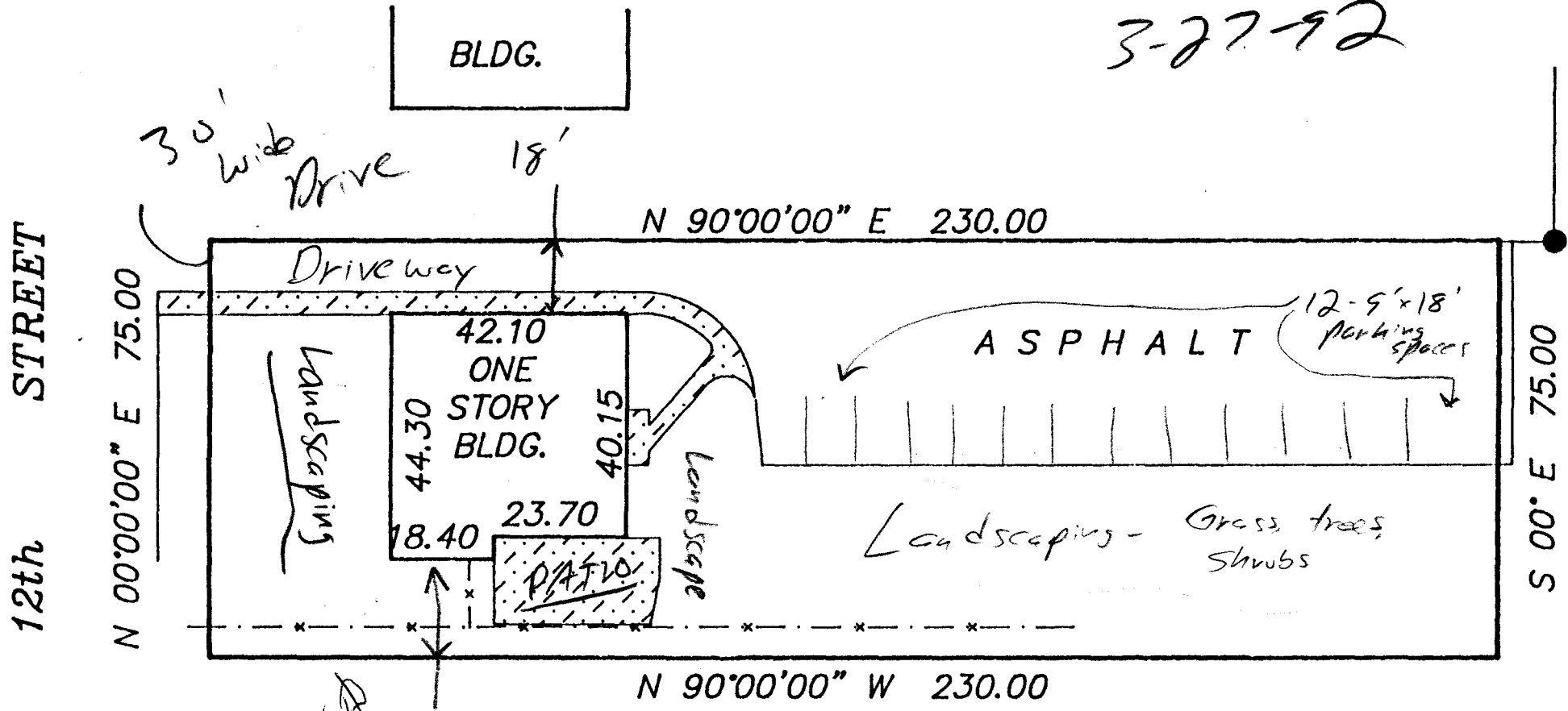
A handwritten signature in cursive script, appearing to read "Dave Thornton", is written over a horizontal line.

Dave Thornton, Planner

cc: File #44-82

SITE PLAN

3-77-92



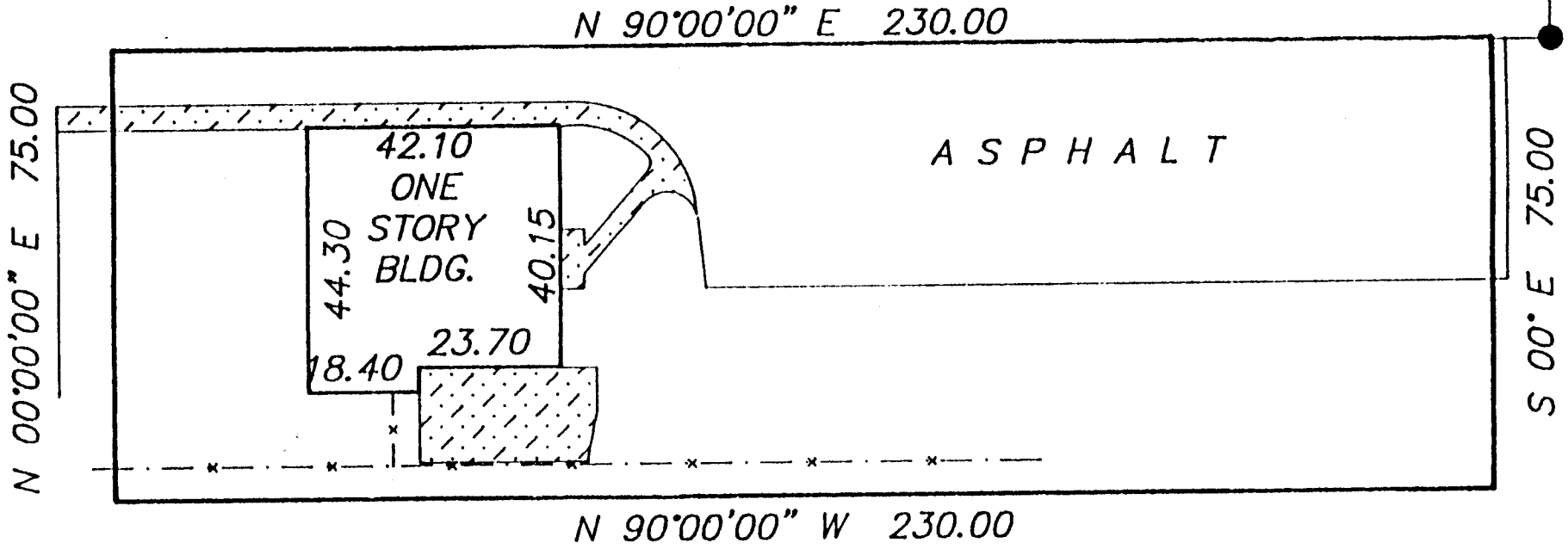
Approx 1865 AD Bldg

Big Red & Quickprint
 2122 N. 72th St
 GT 8151
 245-5065

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DESCRIPTION
 Beginning at the NW corner of Lot 13,
 Block 5 of Fairmont Subdivision
 thence East 230 feet; thence South
 75' feet; thence West 230 feet;
 thence North 75' feet to the

12th STREET



DESCRIPTION
Beginning at the NW corner of Lot 13,
Block 5 of Fairmont Subdivision
thence East 230 feet; thence South
75' feet; thence West 230 feet;
thence North 75' feet to the

N