

See file #6-82

City County Development Department

(244-1628)

559 White Ave., Room 60/Grand Junction, CO 8150

CITY/COUNTY

APPLICATION FOR BUILDING PERMIT

PLANNING DEPARTMENT

13087

PLAN #

BLDG ADDRESS 2600 N 12TH

DESCRIPTION OF WORK: Minor Non Structural

SUBDIVISION FAIRMOUNT

Renovating

FILING # metes & bounds LOT # BLK # 11

TAX SCHEDULE # 2945-122-00-015-0

SQ FT OF BLDG 1300 SQ FT OF LOT 11,000

HEIGHT 13 ft NO OF FAMILY UNITS NA

OWNER Larry Brown

NUMBER OF BLDGS ON PARCEL ONE

REPRESENTATIVE

USE OF BLDGS ON PARCEL

PHONE 242 6370

FOR OFFICE USE ONLY

ZONE: PB as per app plan

FLOOD HAZARD: ok

SETBACKS: F S R

GEOLOGIC HAZARD: ok

ROW 100'

SPECIAL CONDITIONS: changes

MAXIMUM HEIGHT: per plan

per city councils

PARKING SPACES REQUIRED: per plan

approved revised plan

LANDSCAPING/SCREENING: per plan

\* all requirements of the approved plan must be completed 90 days after occupancy of the

DATE APPROVED 5-27-82

Driveway Permit #

APPROVED BY [Signature]

building. the C.O. will be held until all requirements are met.

CT # 6

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED. (GRAND JUNCTION ZONING AND DEVELOPMENT CODE 5-6-6, C 1981)

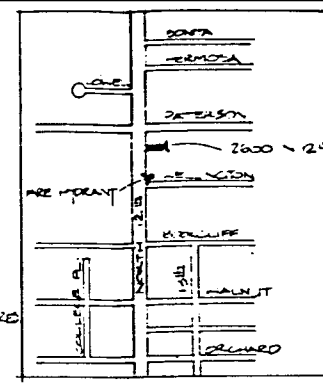
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE.

[Signature]

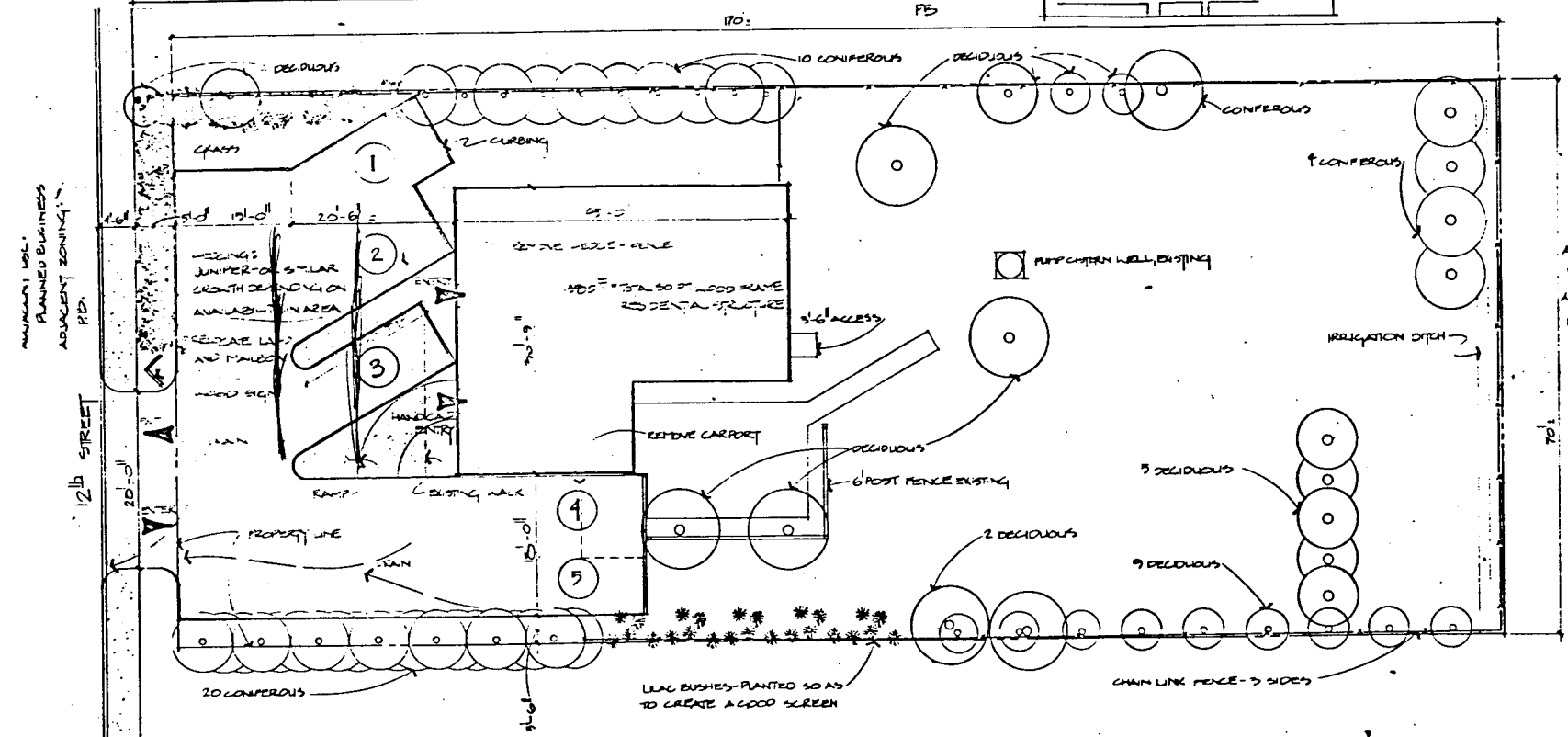
SIGNATURE

**NOTES:**

- Existing zone - ASF-8.
- Existing use - residential.
- Proposed use - professional offices.
- Modification will be made to the existing structure in accordance with UBC requirements for a professional office use. The carport may be removed as part of these modifications. No other modifications will be made which would alter the residential character of the structure. No expansion of the existing structure for the professional office use is anticipated at this time.
- Parcel size - 2.7 acres.
- Structure size - 1380 sq. ft.
- 4.6 parking spaces are required for professional office use. Five parking spaces will be provided.
- No known public improvements or guarantees are necessary.
- No new utility services are required for the proposed use. Therefore, no utilities composite or new easements for service placement are needed.
- Trash will be as presently collected.
- The existing and new landscaping will be maintained to insure healthy condition.
- Development Schedule:  
Site modifications, as presented hereon, will be completed prior to professional office occupancy, and within eighteen months following approval of the Grand Junction City Council.



**VICINITY MAP**  
SCALE: 1"=1000'



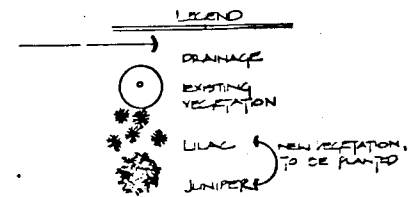
ADJUTING USE:  
PLANNED BUSINESS  
ADJUTING ZONE:  
R2-B

ADJUTING USE:  
VACANT  
ADJUTING ZONE:  
R2-B

**UTILITIES:**  
0" WATER LINE IN 12<sup>th</sup> STREET  
FIRE HYDRANT IS LOCATED IN THE N.E. CORNER OF 2<sup>nd</sup> AND 3<sup>rd</sup> AVENUES 250' FROM SW CORNER OF THIS SITE.

**TRAFFIC CIRCULATION:**  
USERS OF SPACES 1, 2, 3 WILL PULL IN TO PARK AND BACK TOWARD SPACES 4 & 5 WHEN LEAVING.  
USERS OF SPACES 4 & 5 WILL PULL INTO PARK AND BACK TOWARD SPACES 1, 2, 3 WHEN LEAVING.  
ALL EXISTING TRAFFIC WILL PULL FORWARD ONTO 12<sup>th</sup> STREET.

ADJUTING USE:  
SINGLE FAMILY RES.  
ADJUTING ZONE:  
R2FB



**SITE PLAN**  
SCALE: 1"=10'-0"

PLANNED BUSINESS

DATE: 1/20/02