

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which about the parcel:

BLDG ADDRESS: 2464 Highway 6 #50 SQ FT OF BLDG: 272

SUBDIVISION: Valley Federal Plaza Sawtelle SQ FT OF LOT: '

FILING # 1 BLK # LOT # 1 NUMBER OF FAMILY UNITS:

TAX SCHEDULE NUMBER: 2945 -091-05-004 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: Valley Plaza West Joint Venture USE OF ALL EXISTING BUILDINGS:

ADDRESS: 5th 3 Road Ave Cooler

PHONE:

DESCRIPTION OF WORK AND INTENDED USE:

framing of cooler

FOR OFFICE USE ONLY

ZONE: HO

SETBACKS: F AS PER PLAN R

RIGHT OF WAY: per PLAN

MAXIMUM HEIGHT: per PLAN

PARKING SPACES REQUIRED: N/A

LANDSCAPING/SCREENING: N/A

FLOOD PLAIN: YES NO

GEOLOGIC HAZARD: YES NO

CENSUS TRACT NUMBER: 9

SPECIAL CONDITIONS: # 12-83

Minor change to file # 12-83

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).

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.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Barry Wentworth SIGNATURE

DATE APPROVED: 11-21-83

APPROVED BY: Janet C. Stephens

PROJECT

VALLEY PLAZA
2464 HIGHWAY 6 & 50
GRAND JUNCTION, COLORADO

OWNER

"VALLEY PLAZA WEST JOINT VENTURE"
VALLEY FEDERAL PLAZA
5th & 2000 AVE
GRAND JUNCTION, COLORADO

BUILDING DESCRIPTION

OCCUPANCY GROUP B DIVISION 2
FIRE ZONE NONE
CONSTRUCTION TYPE II NON-RATED

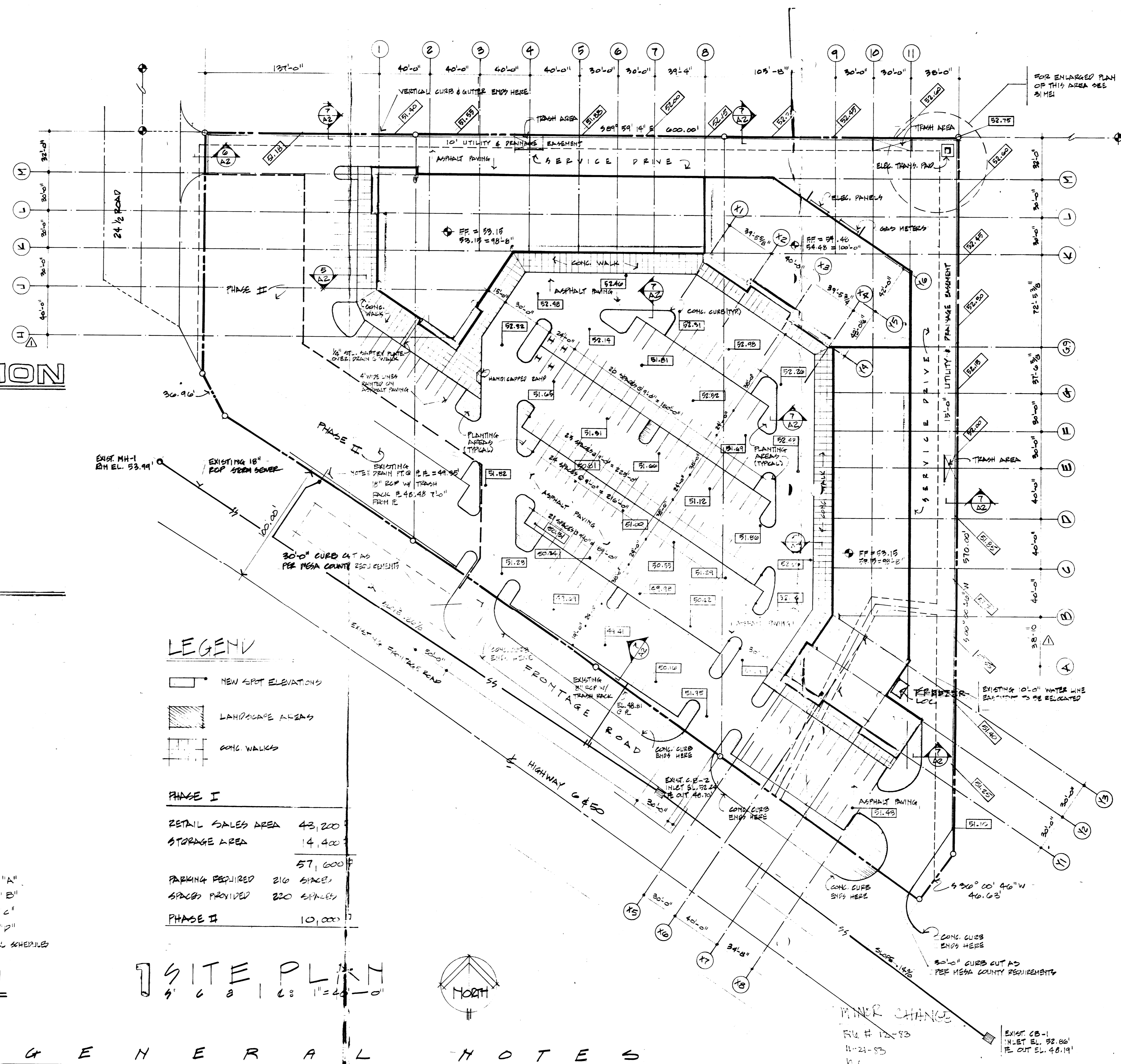
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	E6 RISER DIAGRAMS / ELEC. PANEL SCHEDULE

LEGAL DESCRIPTION

A parcel of land in the SW1/4 of Section 9, T.15., R.18., S.10., M., Mesa County, Colorado, known as Sawtelle's Subdivision as recorded in Plate Book 11 Page 196 of the records of the Mesa County Clerk and Recorder, EXCEPT the West 20.00 feet of Lot 3, being more particularly described as follows:

Commencing at the found Mesa County Survey Monument for the Northwest corner of the SW1/4 of said Section 9; thence S89°59'14"E (bearing based on N00°11'00"E on the West line of the SW1/4 of said Section 9) 50.00 feet along the North line of the SW1/4 of said Section 9 to the Point of Beginning of the parcel herein described; thence S09°09'47"W, 600.00 feet along the North line of said SW1/4; thence S90°00'00"W, 570.00 feet; thence S36°00'46"W, 46.63 feet to a point on the northerly right-of-way line of U.S. Highway 6 & 50; thence N54°27'22"W, 317.91 feet along said right-of-way line; thence 357.45 feet along the arc of a 5830.00 foot radius curve to the left, the chord of which is S16°12'45"W, 357.40 feet through a central angle of 03°39'47", along said right-of-way line; thence N28°00'37"W, 36.96 feet along said right-of-way line; thence N00°11'00"E, 191.66 feet to the Point of Beginning, subject to all easements of record. Said parcel contains 5.71 acres, more or less.



LEGEND

- NEW SPOT ELEVATIONS
- LANDSCAPE AREAS
- CONC. WALKS

PHASE I

RETAIL SALES AREA	43,200
STORAGE AREA	14,400
	57,600
PARKING REQUIRED	216 SPACES
SPACES PROVIDED	230 SPACES

PHASE II

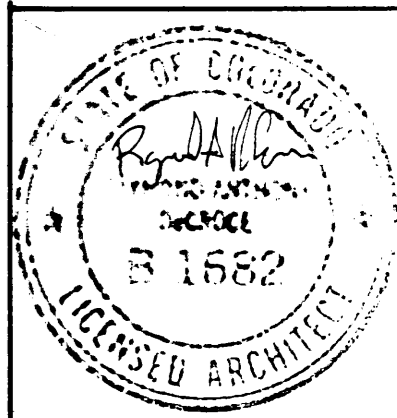
	10,000
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SITE PLAN



GENERAL NOTES

1. ALL BOUNDARY INFORMATION HAS BEEN TAKEN FROM INFORMATION PROVIDED IN A BOUNDARY SURVEY PREPARED BY ARMSTRONG & ASSOCIATES INC. 7/9/82 PROJECT #823962
2. ALL GRADING IS BASED ON INFORMATION SUPPLIED TO DESIGN SPECIALTIES BY THE OWNER. GRADING INFORMATION WAS ASSUMED TO BE ACCURATE BUT IN NO WAY CAN THE INFORMATION BE GUARANTEED TO BE ACCURATE WITHOUT A CERTIFIED SURVEY.
3. CONTRACTOR SHALL VERIFY ALL SOIL COMPACTION REQUIREMENTS WITH SOILS ENGINEER PRIOR TO PLACEMENT OF ANY FILL OR COMPACTING ANY SUBGRADE TO ANY SPECIFIC REQUIREMENTS.
4. ALL CONCRETE WALKS SHALL BE A MINIMUM OF 4" THICK STONE CONCRETE W/ 6x6/10-10 W.W.F.
5. CONTRACTOR SHALL VERIFY ALL EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATING OR CONSTRUCTION.
6. THE CONTRACTOR WILL PROVIDE, INSTALL AND MAINTAIN FROM THE BEGINNING TO THE COMPLETION OF THE WORK ALL CONSTRUCTION CANDIES, BARRICADES, FENCES, GUARDS, RAILINGS, LIGHTS AND WARNING SIGNS NECESSARY AND REQUIRED BY LAW. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS REQUIRED BY COUNTY, STATE, MUNICIPAL OR OTHER LAWS AS REQUIRED TO AVOID INJURY OR DAMAGE TO ANY AND ALL PERSONS AND PROPERTY.
7. THE OWNERS SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY PERMITS AND RELEASES FOR ANY CONSTRUCTION TAKING PLACE ON OR OFF THE PREMISES.



DESIGN SPECIALTIES
3-31-82

VALLEY PLAZA
2464 HIGHWAY 6 & 50
GRAND JUNCTION, COLORADO

Design Specialties

AUGUST 20, 1982