

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 abut the parcel:

BLDG ADDRESS: 2122 North Ave

SQ FT OF BLDG: 1863

SUBDIVISION: _____

SQ FT OF LOT: 84000

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

2945-124-00-019

One

PROPERTY OWNER: David Berg

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 3425

Vacant Automotive Bldg

PHONE: 242-1738

DESCRIPTION OF WORK AND INTENDED USE:

Self Service Car Wash (Addition)

FOR OFFICE USE ONLY

ZONE: C-1

FLOOD PLAIN: YES (NO)

SETBACKS: F 35' S 0' R 0'

GEOLOGIC HAZARD: YES (NO)

RIGHT OF WAY: 100'

CENSUS TRACT NUMBER: 6

MAXIMUM HEIGHT: 40'

SPECIAL CONDITIONS: _____

PARKING SPACES REQUIRED: OK

Close curb cut closest to 21st on North Ave

LANDSCAPING/SCREENING: No sight distance problem

Modify S. curb cut on 21st to min of

35' from intersection, close middle

curb cut on 21st - curb cut permit

required by City Eng Dept

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).

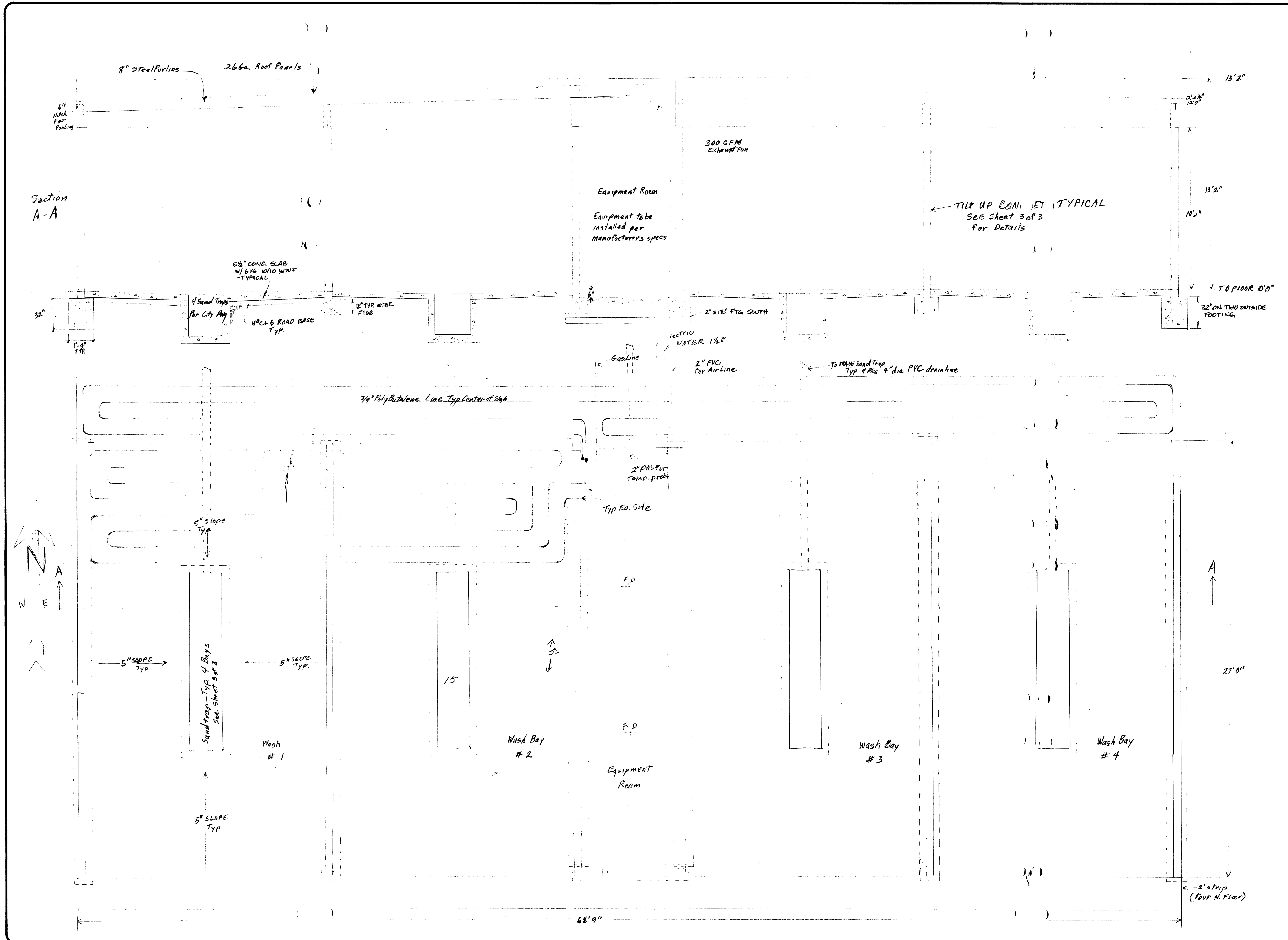
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

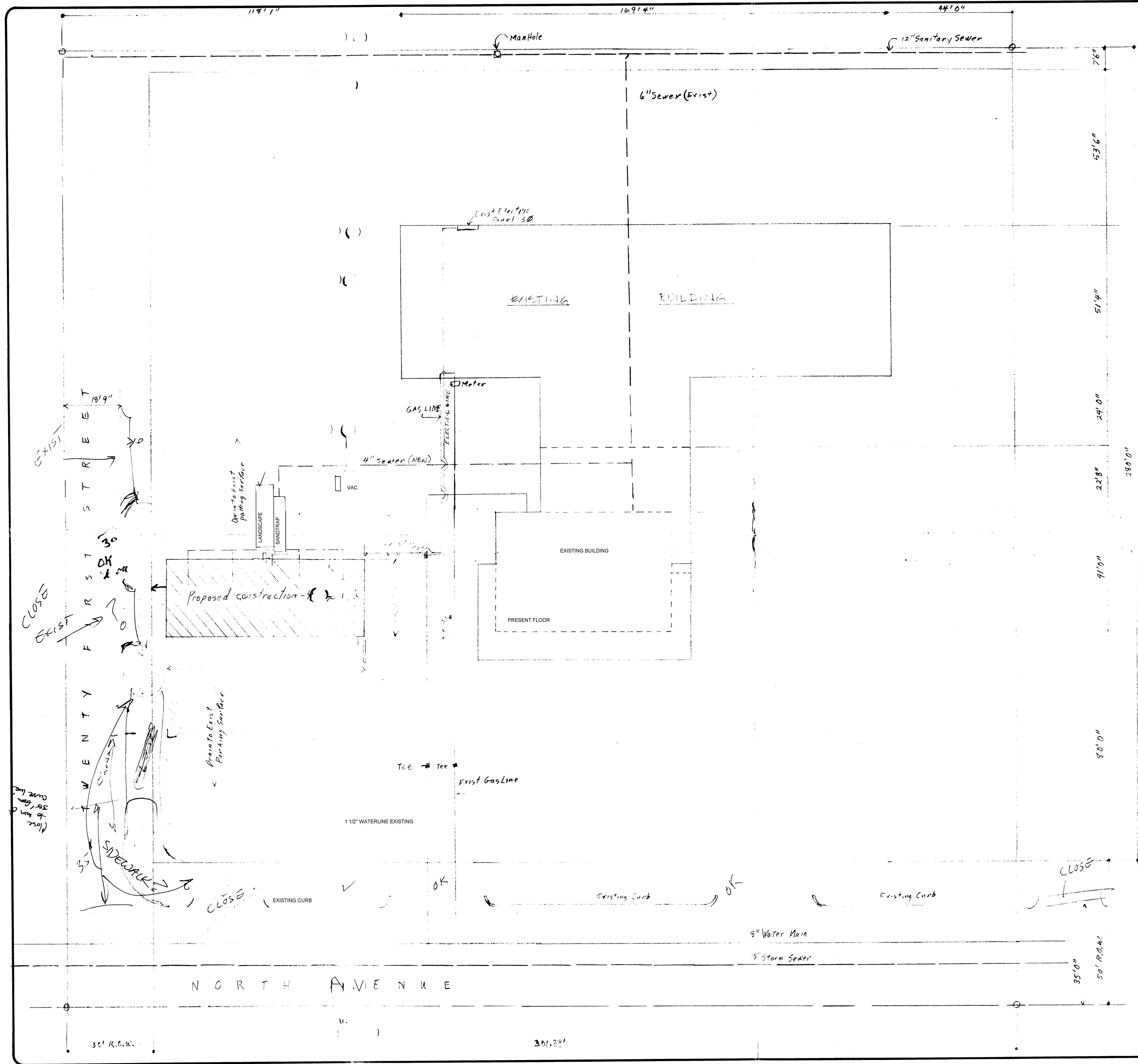
David Berg
SIGNATURE

DATE APPROVED: 10-12-83

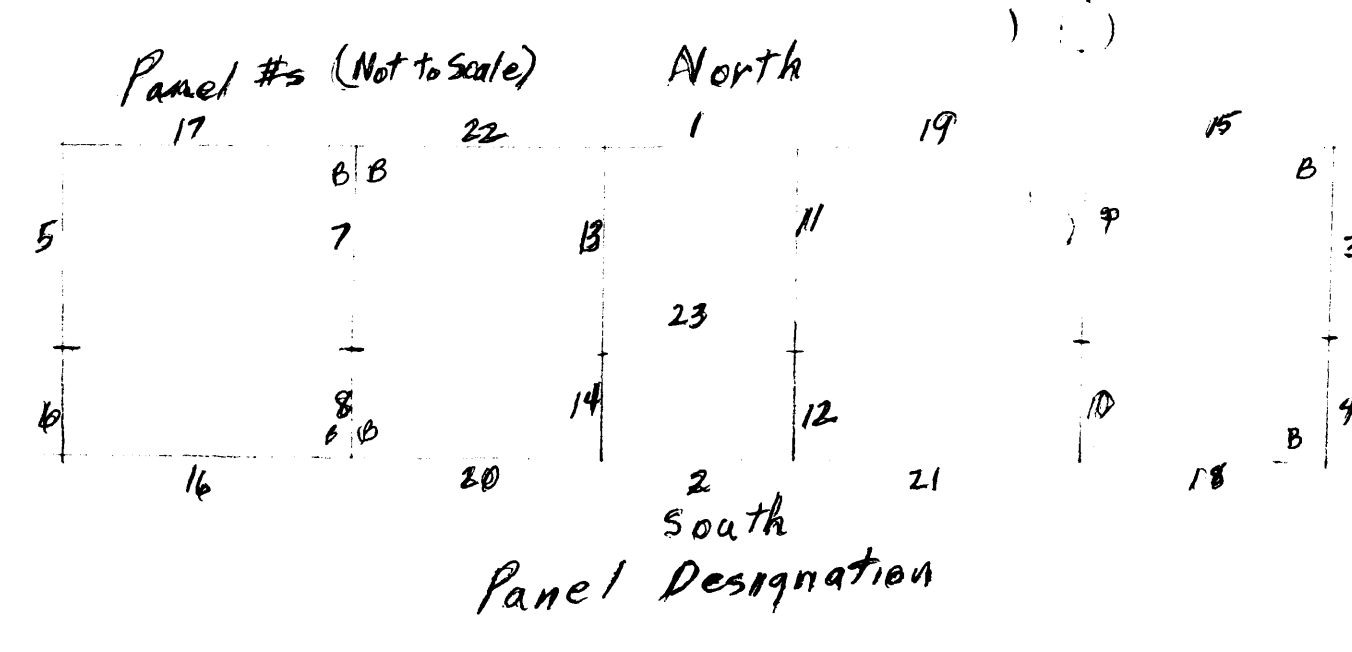
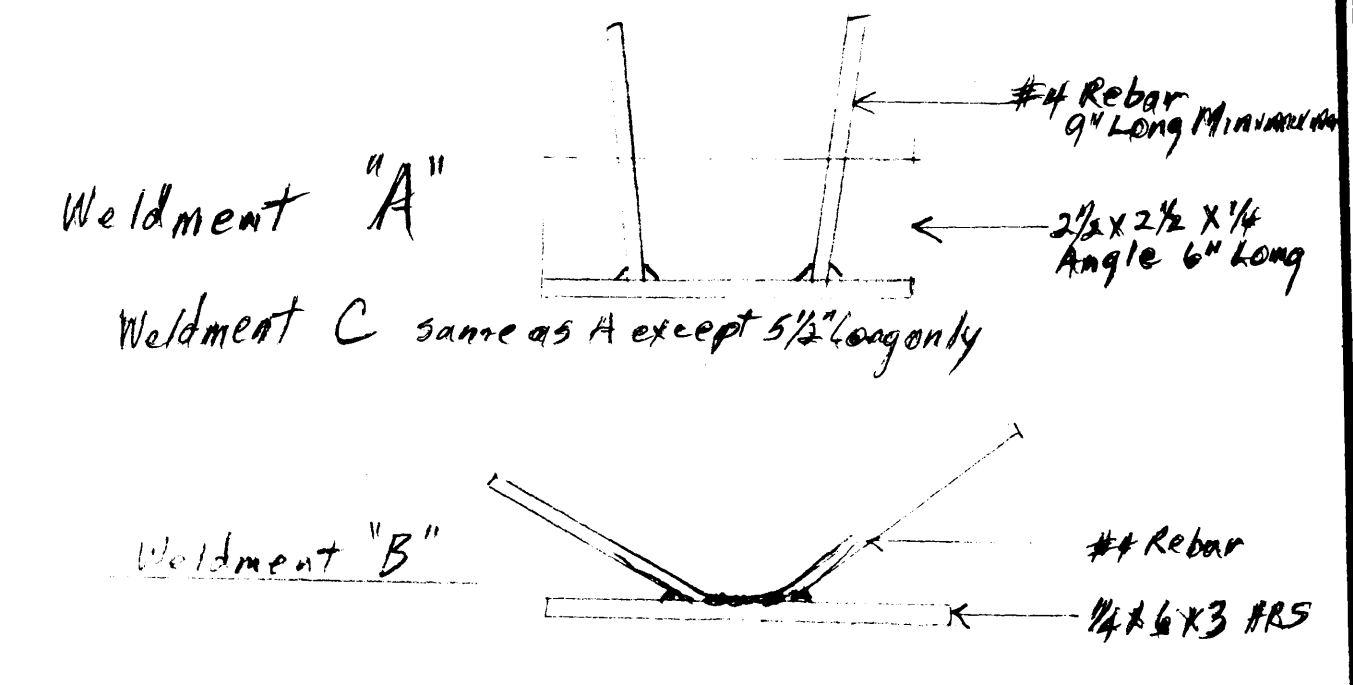
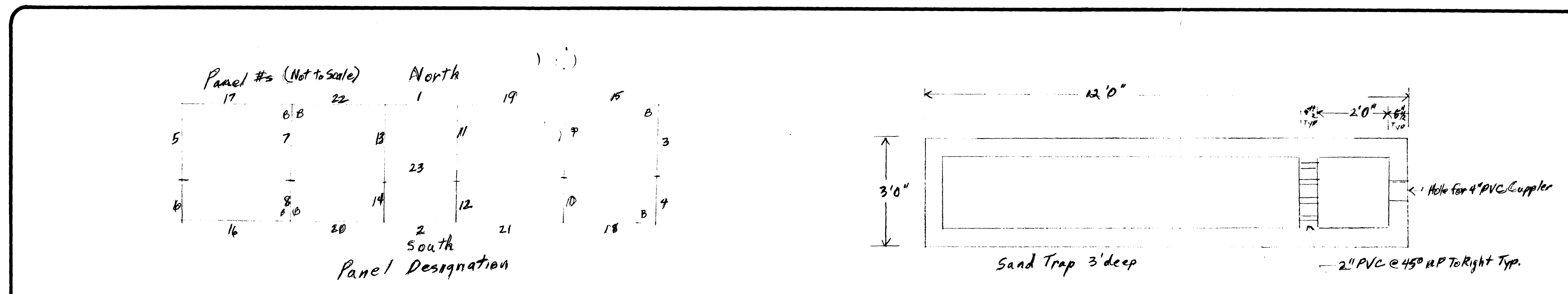
APPROVED BY: Jue (B.F.)



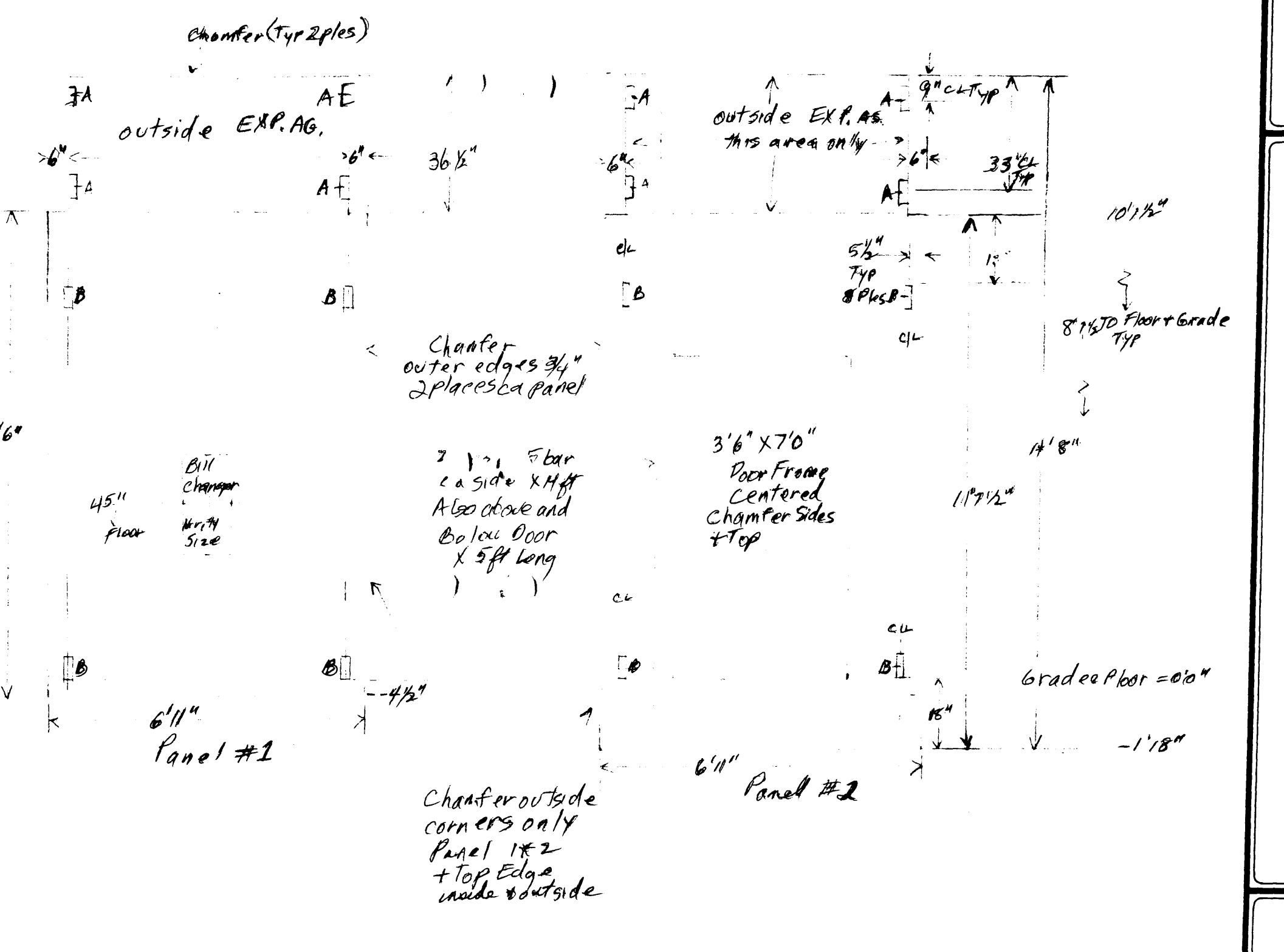
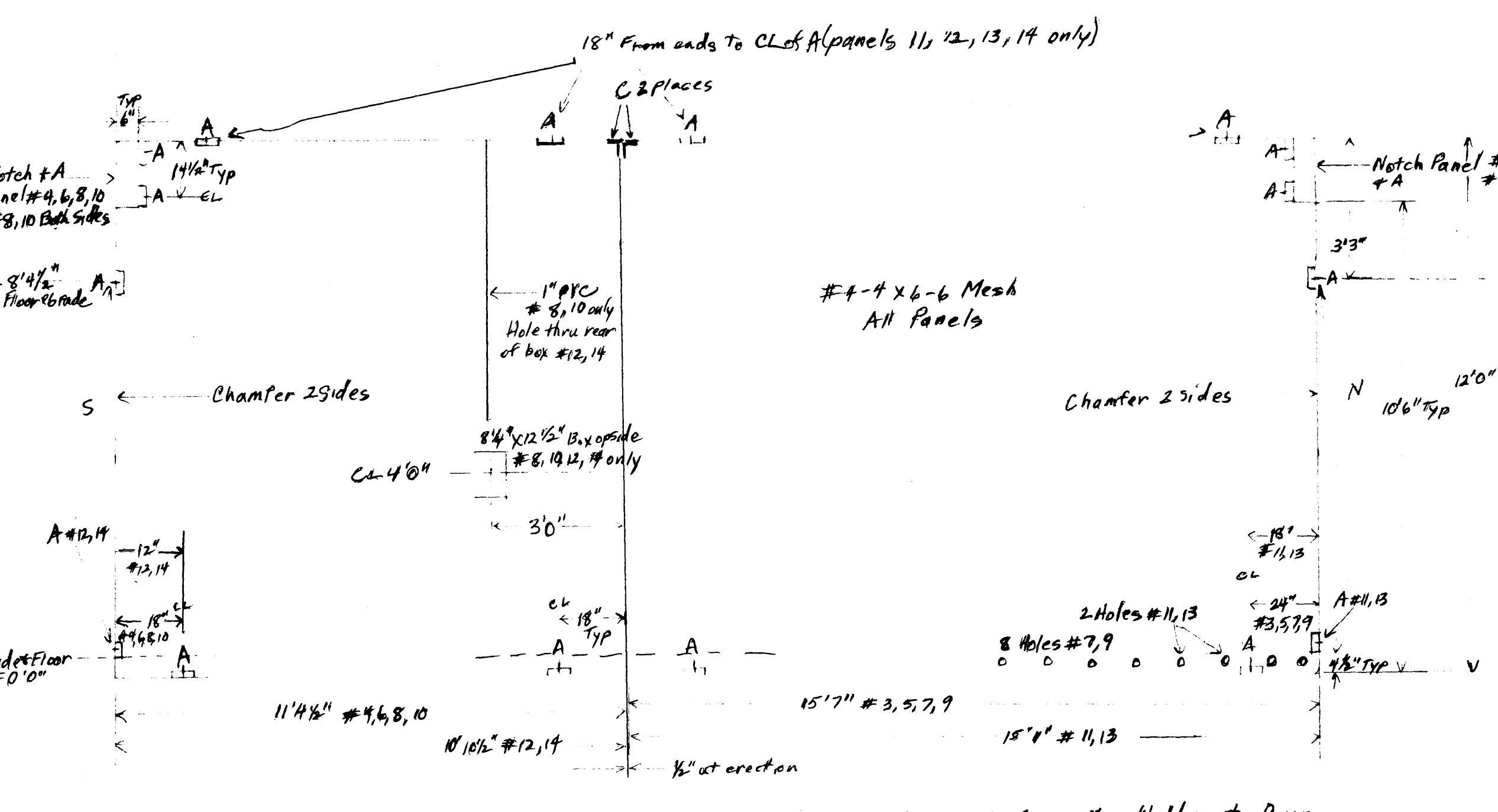
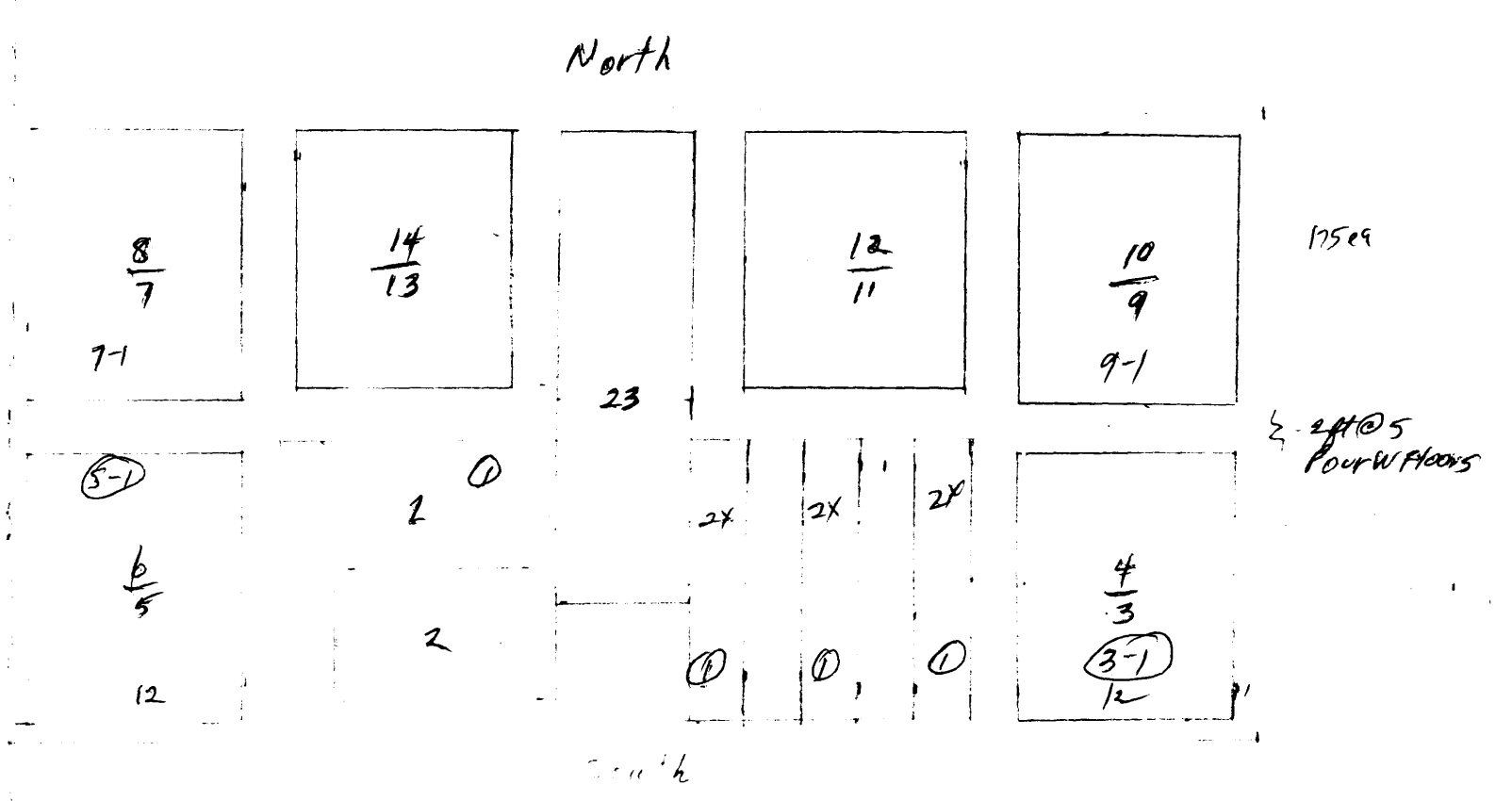
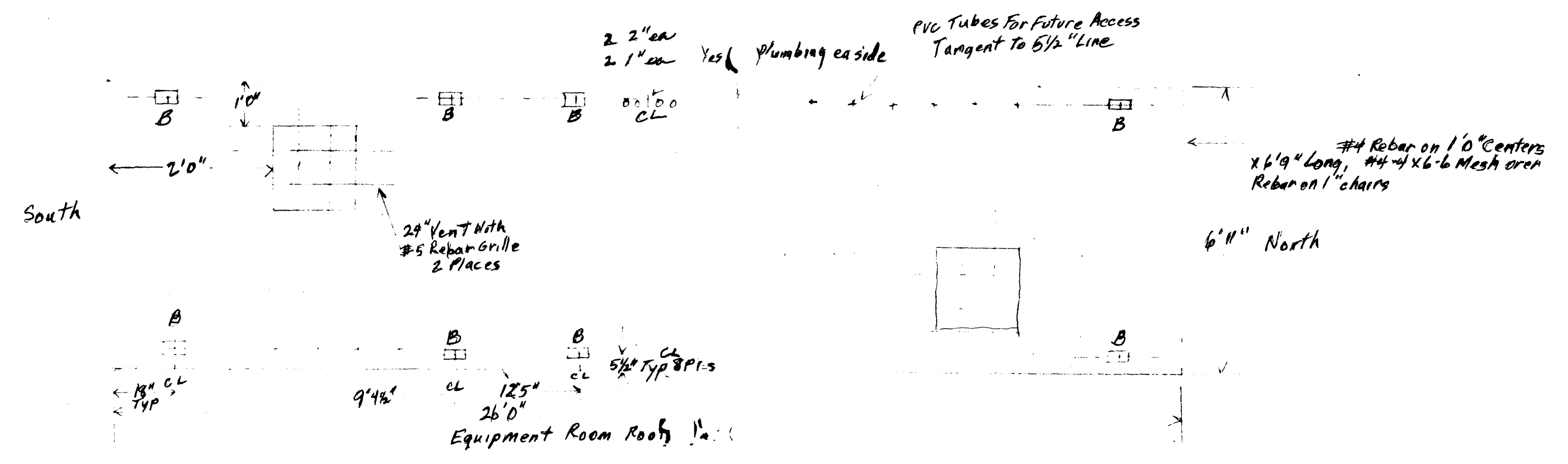
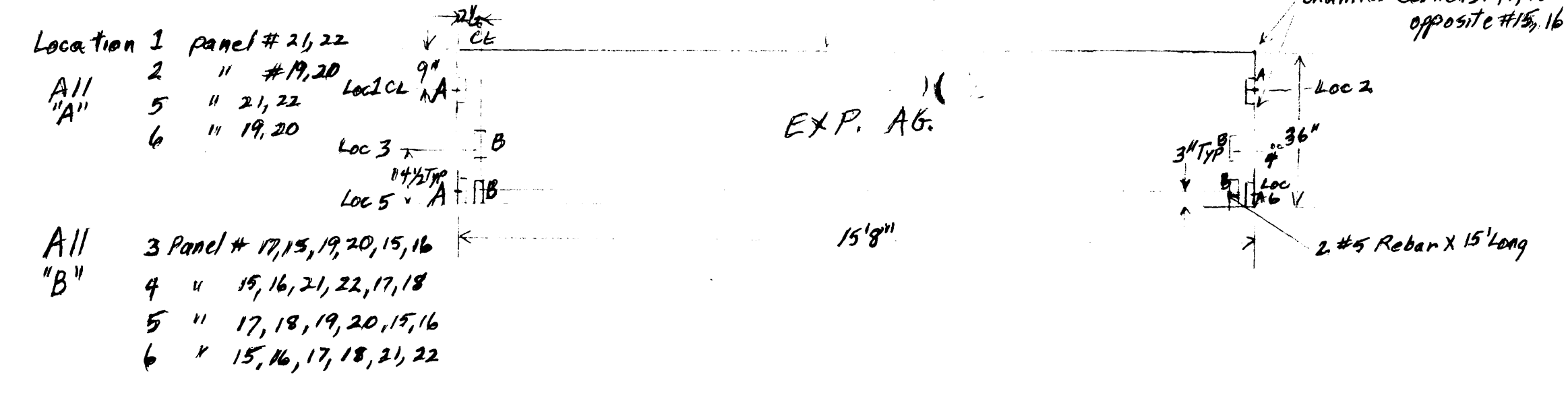
DESIGNED BY <i>BS</i>	DRAWN BY <i>BS</i>	DATE DRAWN 4-85
NO.	DATE	REVISIONS
BECK, SHRUM and ASSOCIATES, INC. 2721 NORTH TWELFTH STREET, SUITE 28 GRAND JUNCTION, COLORADO 81501 engineers planners		
ADDITION 2120 North Ave.		
SCALE 1/4" = 1 FT	PROJECT NUMBER	SHEET NUMBER 2 OF 3



SCALE: 1" = 20'	PROJECT NUMBER: _____	SHEET NUMBER: 3	OF: 3
ADDIT 10M @ 2120 North Ave. SITE PLAN			
BECK, SHRUM and ASSOCIATES, INC.			
ENGINEERS ARCHITECTS PLANNERS GRAND JUNCTION, COLORADO 81501 (303)243-1227			
REVISIONS NO. DATE REVISIONS _____ _____ _____			
DESIGNED BY: _____	DRAWN BY: _____	DATE DRAWN: 7-12-2	



- 1 21 22
- 2 19 20
- 3 17 18
- 4 21 22
- 5 19 20
- 6 17 18



5, 6, 7, 8, 11, 14 As Shown 3, 4, 9, 10, 11, 12 Op... Pair With Boxes Up, Weldments Down
Chamfer ends (2 sides) 3/4" Min

All Panels Shown From Interior Side Except 15, 16, 17, 18, 19, 20, 21, 22

Specifications

Foundation and Structural comments are to follow plans, with no changes unless approved in writing by Beck, Shrum and Associates.

Foundation concrete shall have a minimum strength of 3000 PSI at 28 days. Placed at a maximum slump of 3 inches, be 5% air entrained with a maximum aggregate size of 3/4 inches.

Grade slab concrete shall be as above, except a minimum of 4000 PSI with 6% air entrainment.

Structural Concrete shall be the same as grade slab concrete.

All concrete to be properly placed, vibrated BEFORE screeding, and properly cured.

Front and rear exterior wall surface shall be exposed aggregate.

All structural steel to have a minimum yield strength of 60,000 PSI. All welded wire fabric to be minimum 65,000 PSI.

Send items to be per Grand Junction city specifications.

All items to be installed and connected per Manufacturers specifications and procedures.

DESIGNED BY	BAJ
DRAWN BY	AJT
DATE DRAWN	9-63

REVISIONS	REMARKS
NO.	DATE

BECK, SHRUM and ASSOCIATES, INC.

2721 NORTH TWELFTH STREET, SUITE 28
GRAND JUNCTION, COLORADO 81501

engineers
planners
(303)743-1227

ADDITION TO 2120 North Ave.

SCALE	1/4" = 1'-0"
PROJECT NUMBER	
SHEET NUMBER	3 OF 3