

C.O. released 8/14/89

DATE SUBMITTED: 10-6-86

PERMIT # 26487

FEE \$20<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

253/2 1d

BLDG ADDRESS: 2496 HWY 6 & 50

SQ. FT. OF BLDG: 6400

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 174,000 SQ. FT.

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
~~2945-091-00-047~~  
~~2945-091-00-069~~ 2945-091-00-149

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: GRAND/NEA/MARINE

USE OF ALL EXISTING BUILDINGS:  
Commercial

ADDRESS: 2496 HWY 6 & 50

PHONE: 242-7171

DESCRIPTION OF WORK AND INTENDED USE:

Showroom Additional  
Steve McCallum 242-7171

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

ZONE: None - C-2 is zone of annexation

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 9

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING: See attached letter - per Sec. 4-2-12:D: 75% of lot 5 feet along street shall be landscaped

SPECIAL CONDITIONS: APPROVED as per condition of meeting reqmts when zoned

\*\*\*\*\*  
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

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

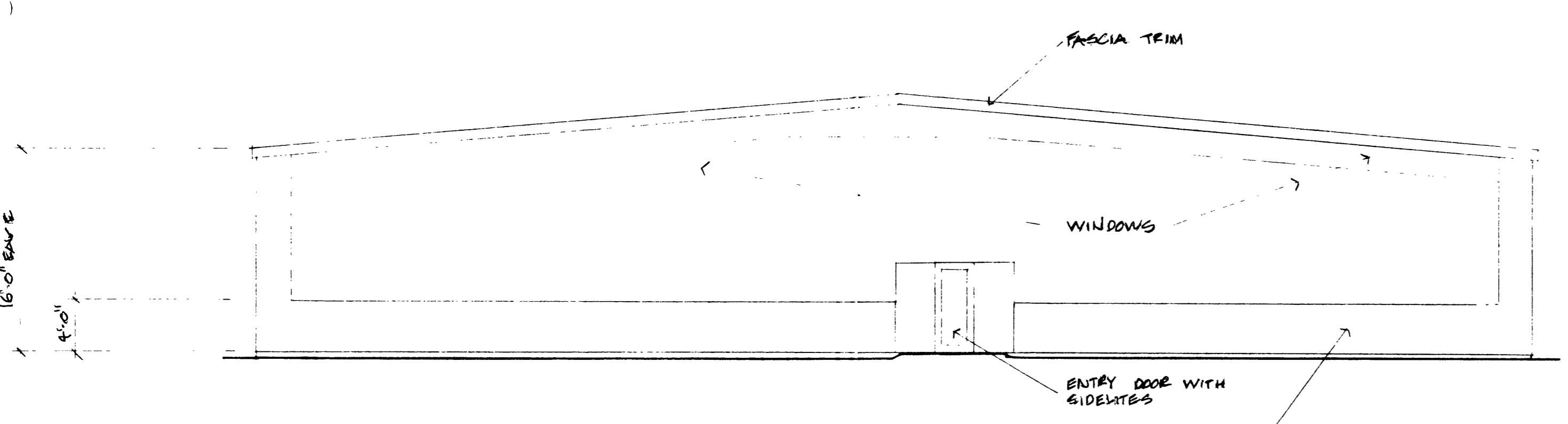
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: ?

Robert Whynes  
SIGNATURE

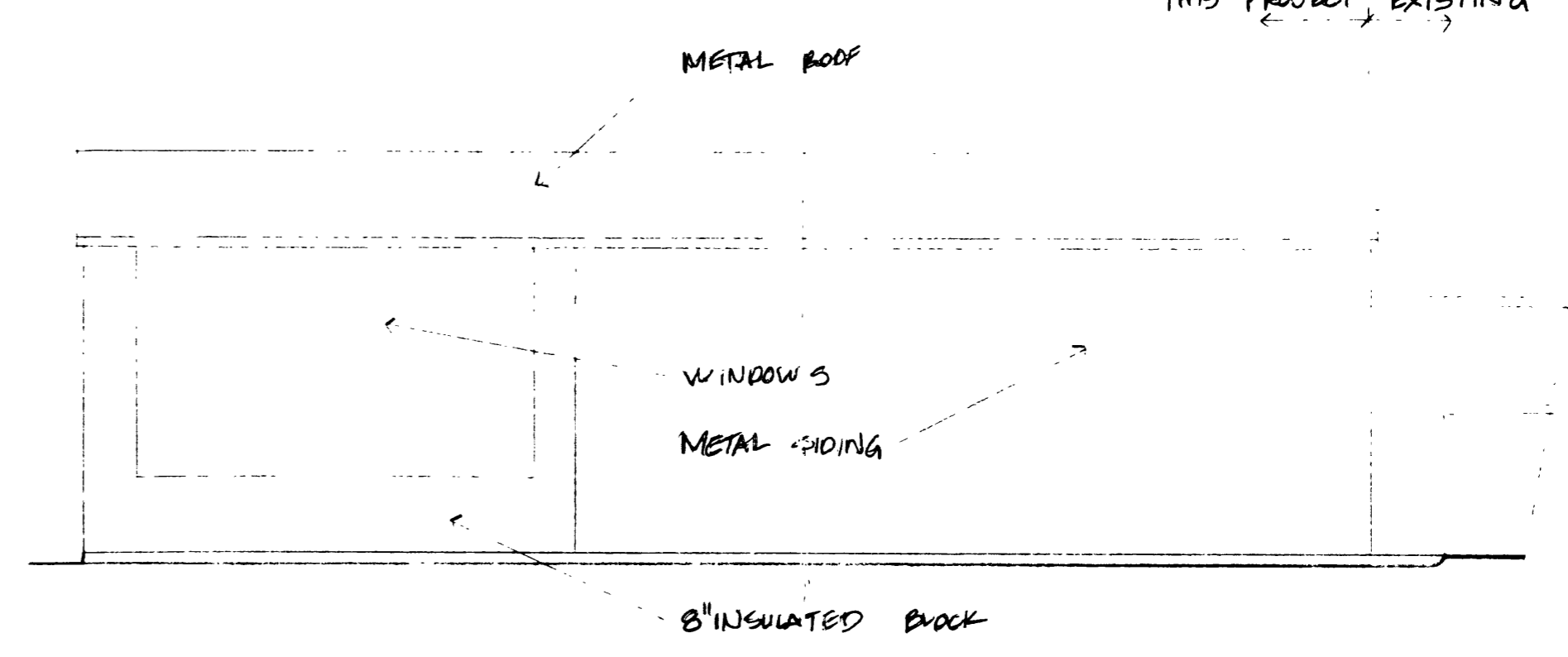
APPROVED BY: [Signature]

THIS PROJECT, EXISTING BUILDING

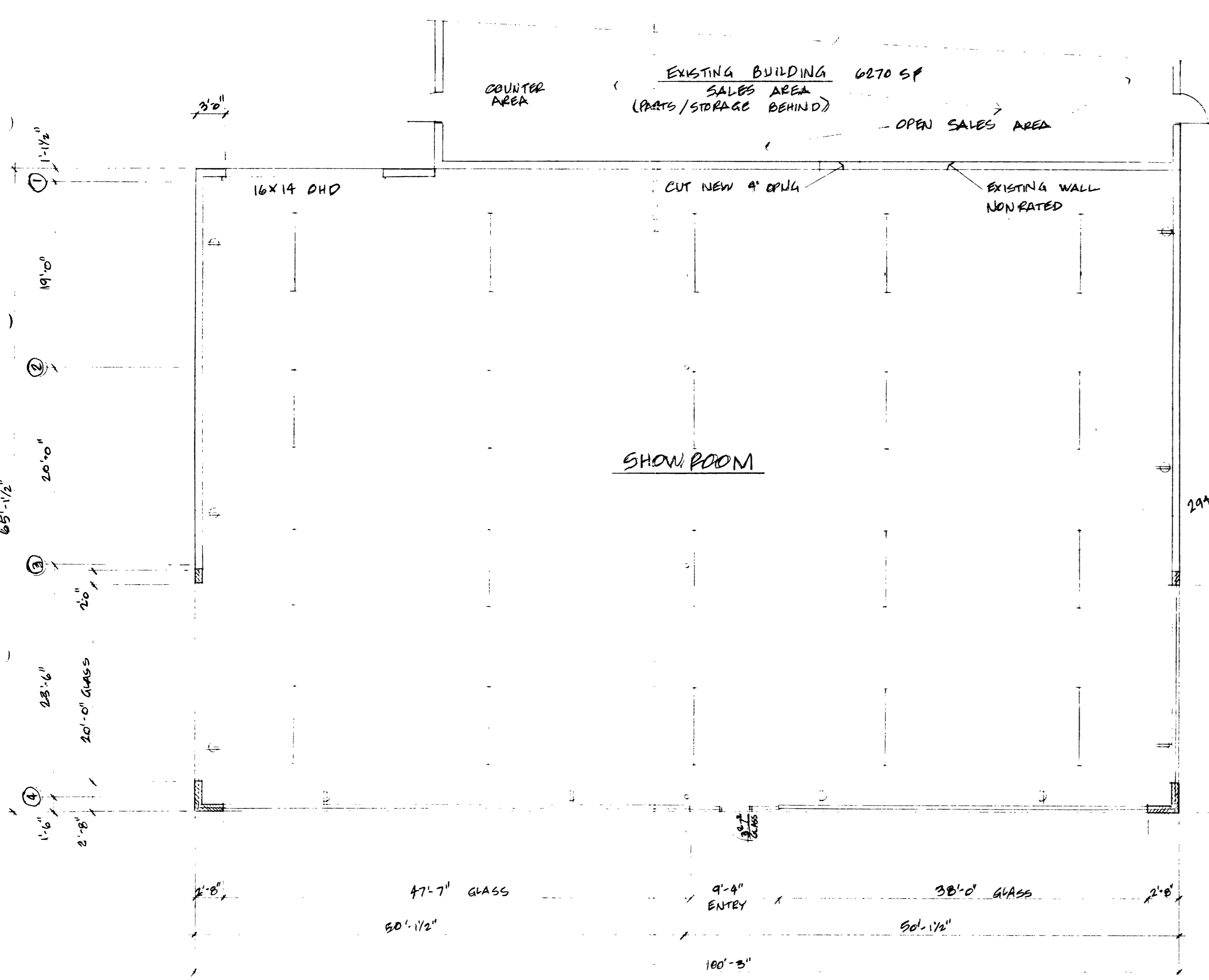


**FRONT ELEVATION**  
1/8" = 1'-0"

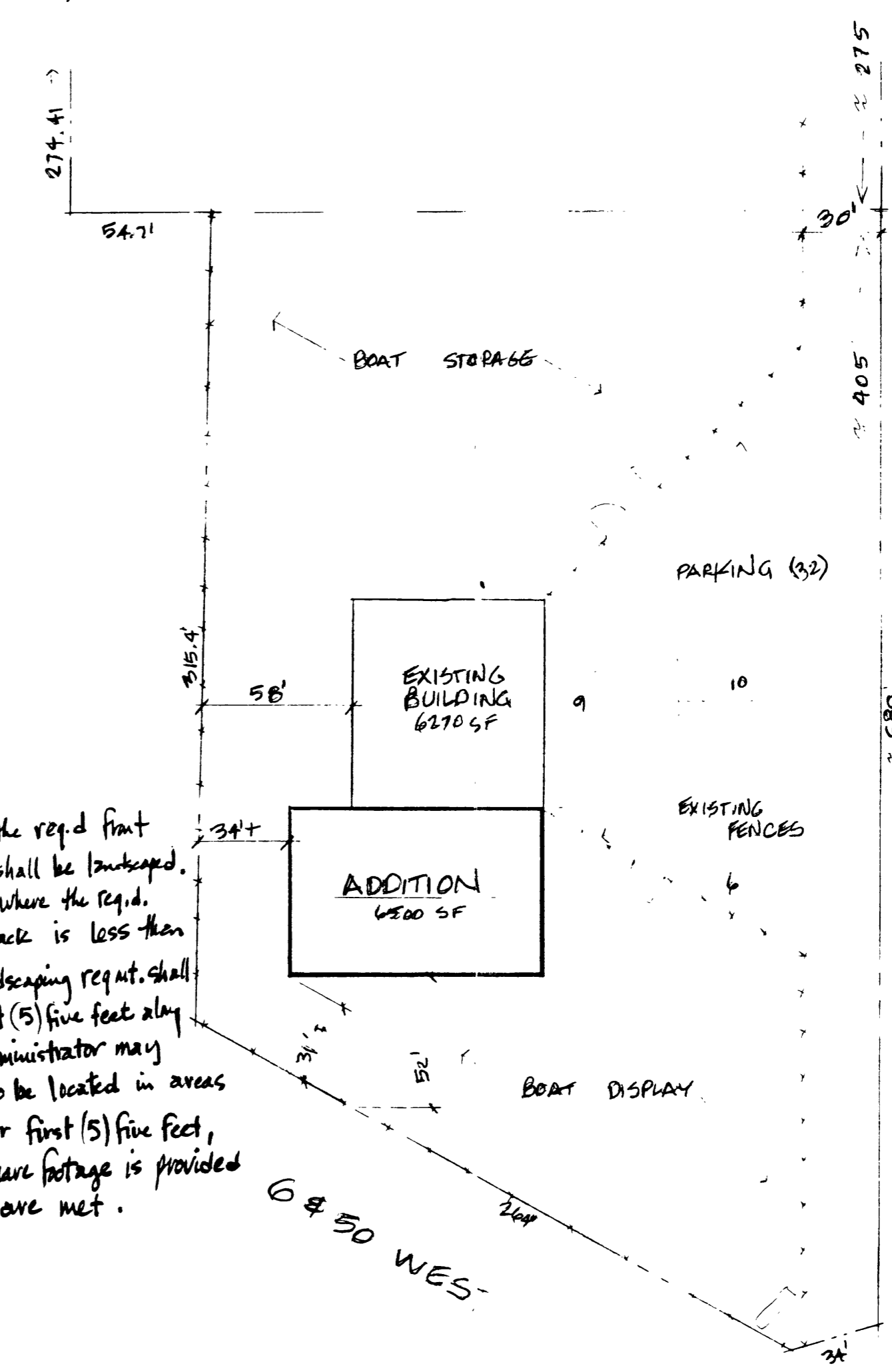
ENTRY DOOR WITH SIDEITES  
8" BLOCK, INSULATED  
DUE TO WALL @ 16" O.C. HORIZONTAL,  
#4 VERT @ 48" O.C., #4 BOND BEAM  
AT TOP OF BLOCK COURSEING.



**SIDE ELEVATION**  
1/8" = 1'-0"



**FLOOR PLAN**  
1/8" = 1'-0"



Per Sec. 4-2-12: D } A minimum  
of 75% of the req'd first  
yard setback shall be landscaped.  
On any street where the req'd.  
setback is less than  
five feet, the landscaping req't. shall  
be 75% of the first (5) five feet along  
that street. The administrator may  
approve the landscaping to be located in areas  
other than the setback, or first (5) five feet,  
as long as the total required square footage is provided  
and the intents of this Code are met.

25 ROAD  
680  
- 275 north prop  
405 south prop  
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280  
1264  
669  
x 5  
3,345 x 75% = 2509 #  
-----  
680 If both (favor) parcels are included  
+ 269  
944  
x 5  
9720 # x 75% = 3,540 # of landscape needed

**SITE PLAN**  
1" = 50'

AN ALCO BUILDING FOR  
GRAND MESA MARINE

**gray architects • planners**  
1360 east sherwood drive suite 1.245-1308 • grand junction, colorado 81501

date  
10/31/86  
drawn  
GRK  
title  
FLOOR PLAN  
ELEVATIONS  
SITE PLAN  
sheet  
**ONE**  
of