

DATE SUBMITTED: 2-22-89

PERMIT # B 32318

FEE \$16.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 204 North Ave

SQ. FT. OF BLDG: 150 ft X 30 ft

SUBDIVISION: Shafroth Rodgers

APPROX. SQ. FT. OF LOT: 260 X 24

FILING # 1/4 BLK # 4 LOT # 3

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:  
2945-113-18-003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
5

PROPERTY OWNER: Harbert Lumber Co.

USE OF ALL EXISTING BUILDINGS:  
Lumber Retail

ADDRESS: 204 North Ave

PHONE: 243-3273

DESCRIPTION OF WORK AND INTENDED USE:  
Add to existing metal Bldg.

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

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### FOR OFFICE USE ONLY

NE: C-2

FLOODPLAIN: YES      NO X

SETBACKS: F 55' <sup>from center line</sup> S 0 R 0

GEOLOGIC HAZARD: YES      NO     

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 4

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: proposed

SPECIAL CONDITIONS: addition to existing storage shed

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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: 2/22/89

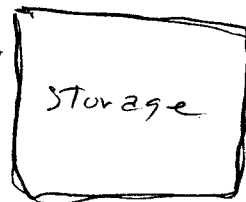
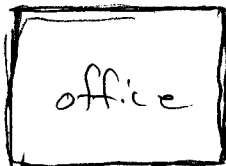
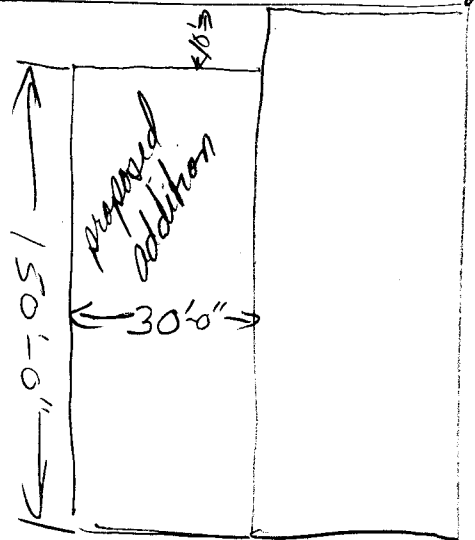
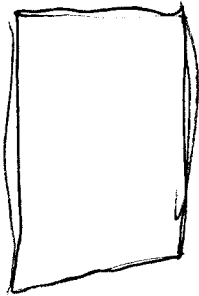
APPROVED BY: Kathy Portman

David J. Carter  
SIGNATURE

ACCEPTED AP 2/22/89  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

Alley

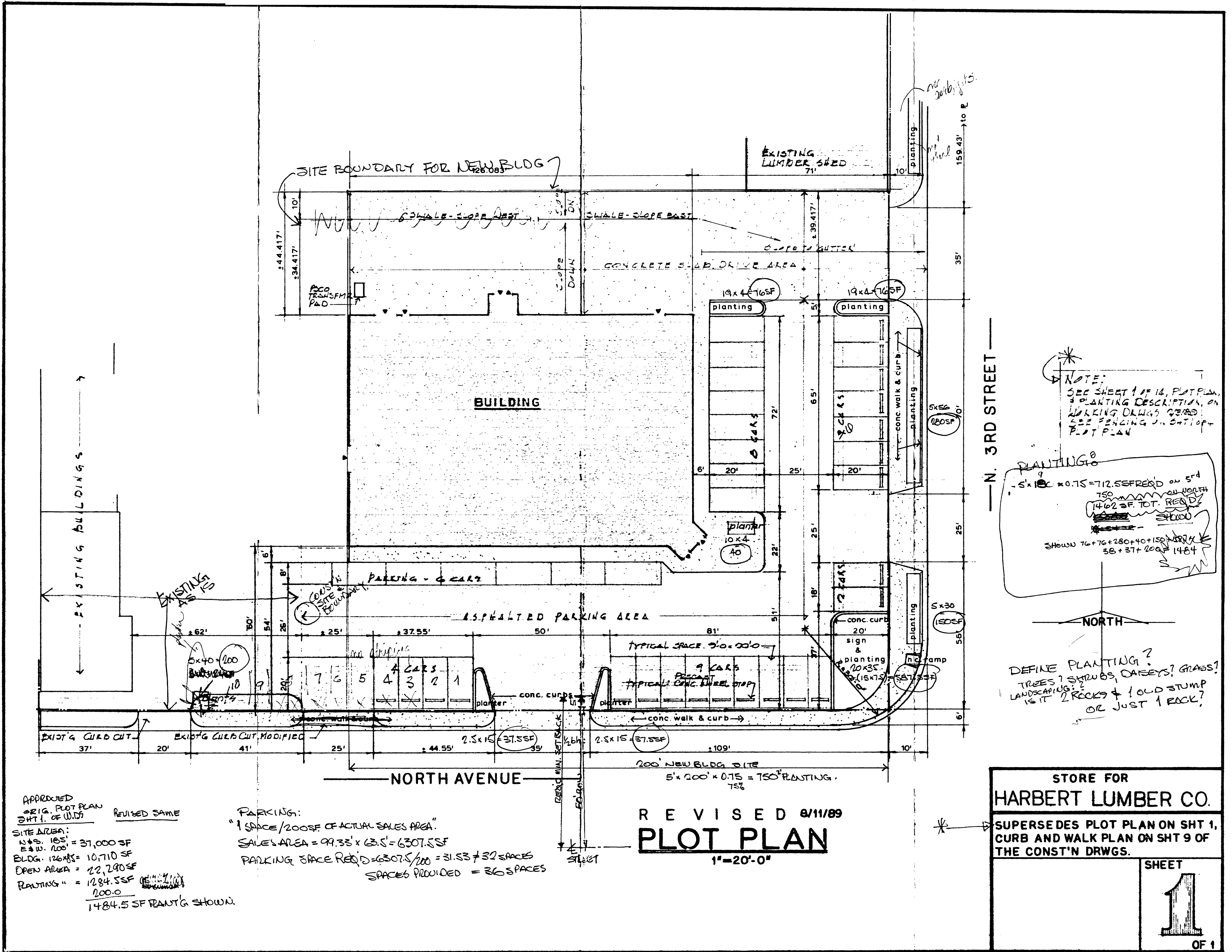
Fence



Lumber  
Sales

North

3rd



NOTE:  
 SEE SHEET 1 OF 14, PLOT PLAN,  
 & PLANTING DESCRIPTION, ON  
 WORKING DRWG'S 9283  
 SEE FENCING ON SHT 10 &  
 PLOT PLAN

PLANTING  
 $5' \times 10' \times 0.75 = 712.5 \text{ SF REQ'D ON 5'}$   
 $750 \text{ SF ON NORTH}$   
 $1462 \text{ SF TOT. REQ'D}$   
~~3000~~  
 SHOWN  $76 + 76 + 280 + 40 + 150 = 622$   
 $38 + 37 + 200 = 1484$

DEFINE PLANTING?  
 TREES? SHRUBS, DAISEYS? GRASS?  
 LANDSCAPING?  
 IS IT 2 ROCKS & 1 OLD STUMP  
 OR JUST 1 ROCK?

APPROVED  
 ORIG. PLOT PLAN  
 SHT 1. OF 14.19  
 REVISED SAME

SITE AREA:  
 N & S. 185' = 37,000 SF  
 E & W. 120' = 10,710 SF  
 BLDG. 126' x 85' = 10,710 SF  
 OPEN AREA = 22,290 SF  
 PLANTING = 1284.5 SF  
 $\frac{1284.5}{200.0} = 6.42$   
 1484.5 SF PLANTG. SHOWN.

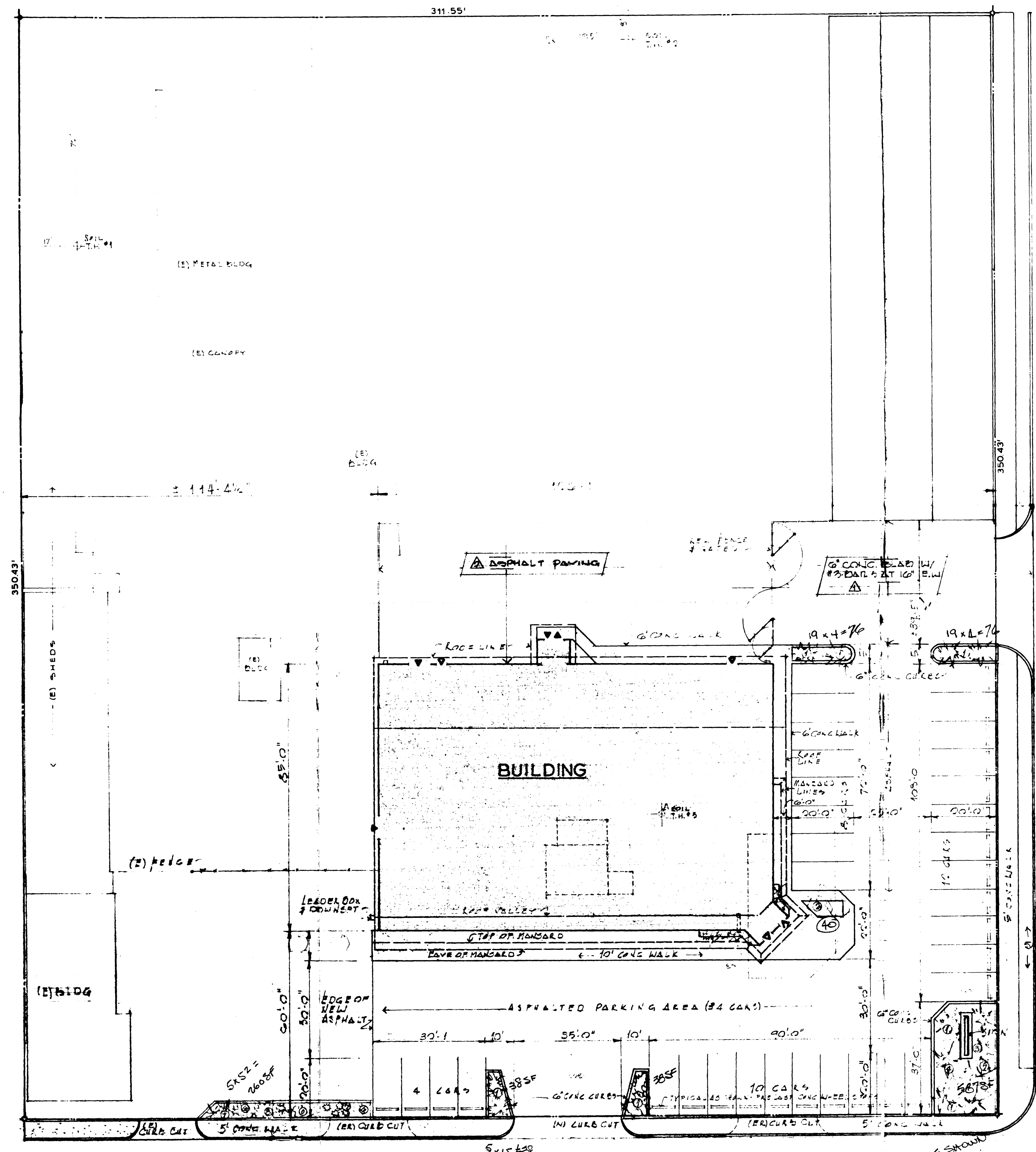
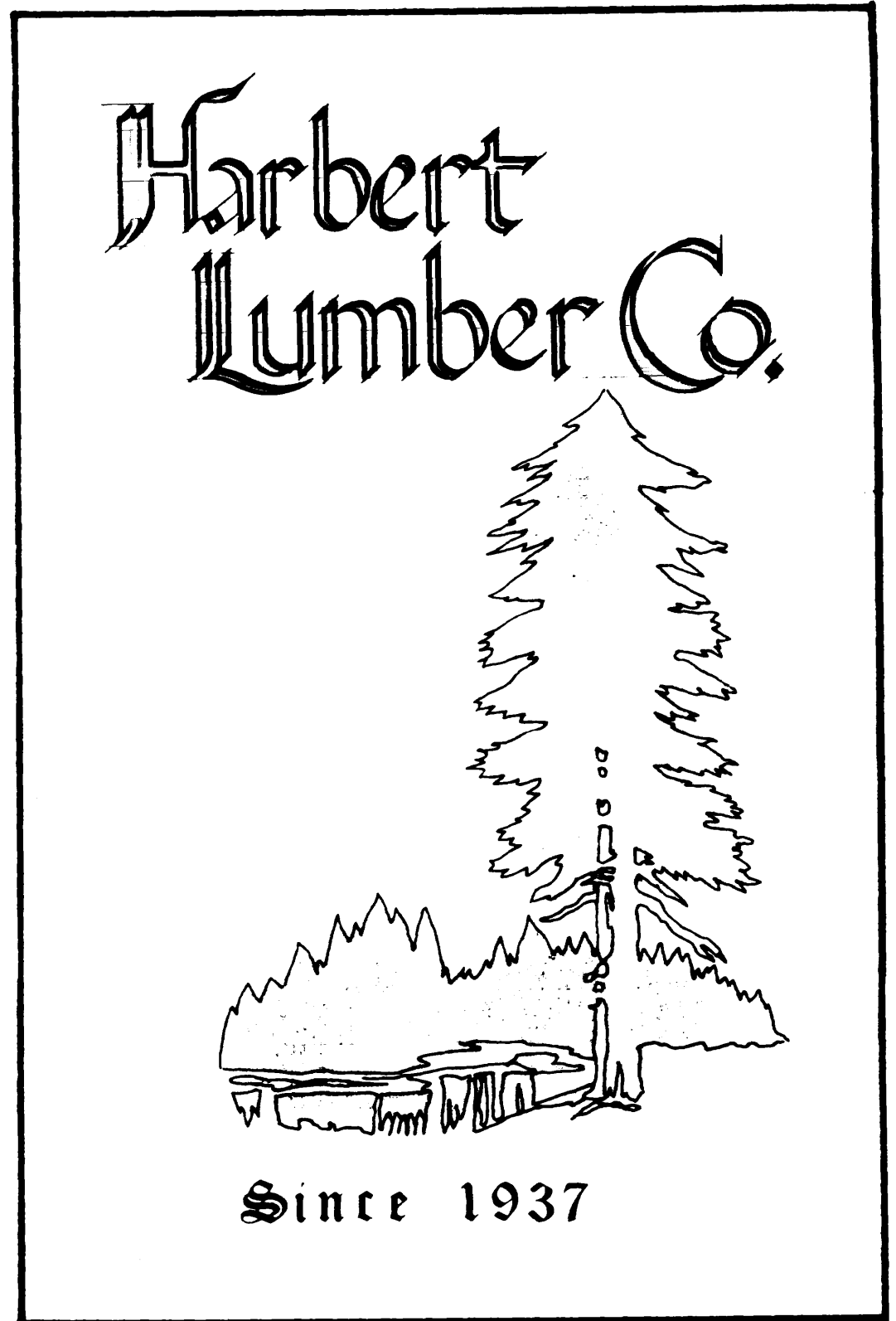
PARKING:  
 "1 SPACE/200SF OF ACTUAL SALES AREA."  
 SALES AREA =  $99.33' \times 63.5' = 6307.5 \text{ SF}$   
 PARKING SPACE REQ'D =  $6307.5 / 200 = 31.53 \approx 32 \text{ SPACES}$   
 SPACES PROVIDED = 36 SPACES

REVISED 8/11/89  
**PLOT PLAN**  
 1"=20'-0"

STORE FOR  
**HARBERT LUMBER CO.**

SUPERSEDES PLOT PLAN ON SHT 1,  
 CURB AND WALK PLAN ON SHT 9 OF  
 THE CONST'N DRWG'S.

SHEET  
**1**  
 OF 1



- PLANTING (SEE LISTINGS)
- 1) Juniperus horizontalis (horizontalis)
  - 2) Populus tremula
  - 3) Cornus rugosa
  - 4) Magnolia rugosa
  - 5) Cornus alternifolia
  - 6) Amelanchier canadensis
  - 7) Artemisia tridentata
  - 8) Quercus laevis

- ▲ ADDENDUM #1 (2/21/89), ITEM #4
- ▲ ADDENDUM #1, ITEM #0
- ▲ LOW BID'S REVISION, BLDG PERM, ITEM #1
- ▲ LOW BID'S REVISION, CURB, ITEM #1
- ▲ CONFERENCE 4/18/89 CURB & WALK (1100) PUT BACK IN

SHEET INDEX	
ARCHITECT'L	1 Plot plan
	2 Floor plans, stair sections and details
	3 Elevations, 2nd floor framing plan
	4 Cross section, wall sections, details
	5 Door and window diagrams and details
	6 Finish schedule, toilet room elevations
STRUCT'L	7 Monolithic slab foundation plan and details
	8 Deleted
MECH'L	9 Site grading plan, sidewalks, curbs plan, demolition plan
	10 Heating and air conditioning plan
ELECTRICAL	11 Plumbing plan
	12 Electrical site plan
	13 Lighting plan
	14 Power plan

NOTE: THE BLDG PERMIT RE-PLANTING & PARKING, ETC WAS ISSUED ON THIS SHEET. PLANTING OK'D IT ALSO.

\* PARKING SPACE PER 1000 S.F. OF ACTUAL SALES AREA \*  
 SALES AREA = 29,85' x 85.5' = 2550.75 S.F.  
 REQUIRED PARKING = 2550.75 / 27.5 = 92.75 = 93 CARS

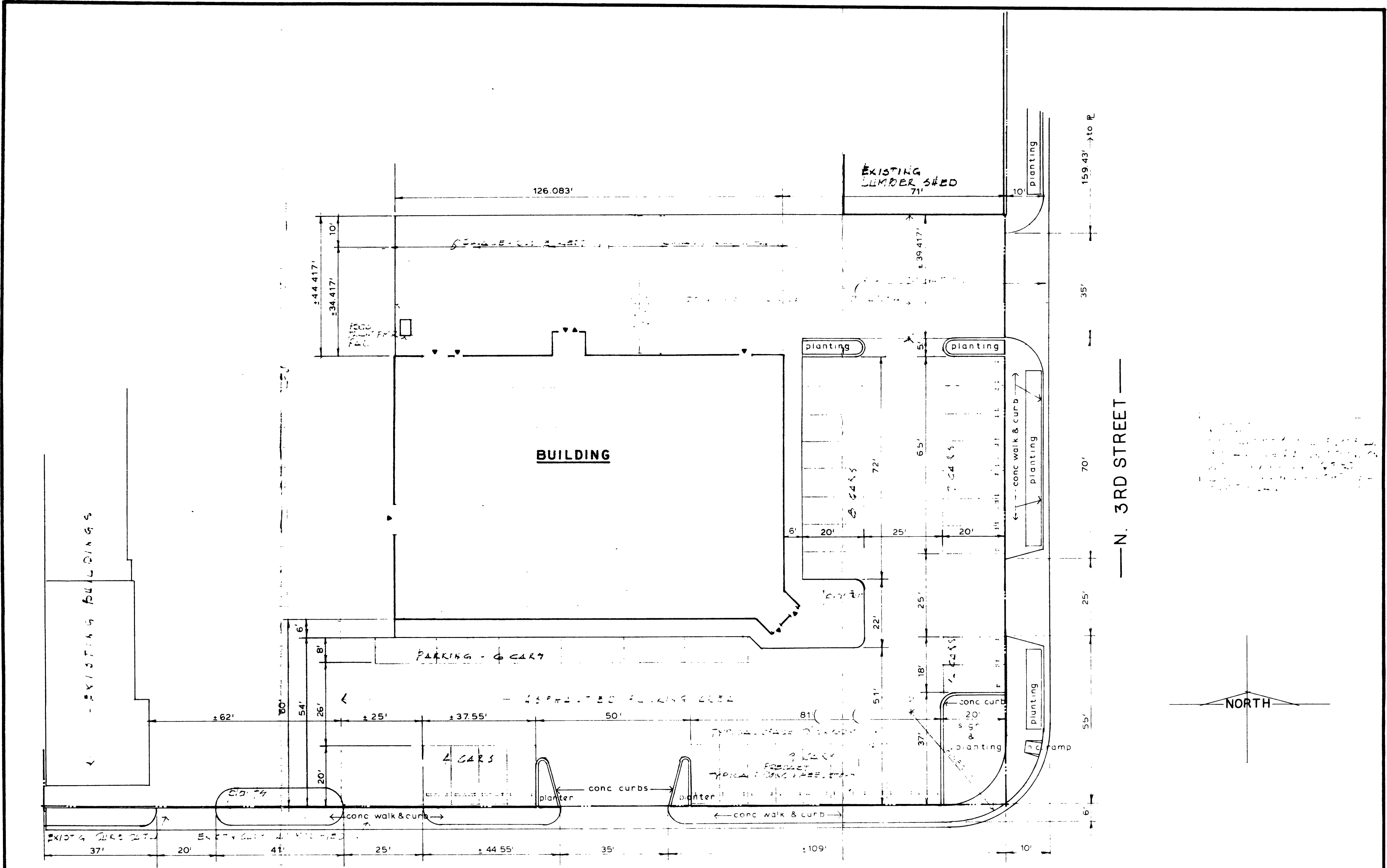
PLOT PLAN 1" = 20'-0"

STORE FOR  
**HARBERT LUMBER CO.**  
 204 NORTH AVENUE, GRAND JUNCTION, COLORADO

DATE: 3/18/89 DRAWN: J.C. CHECKED: J. REVISIONS:

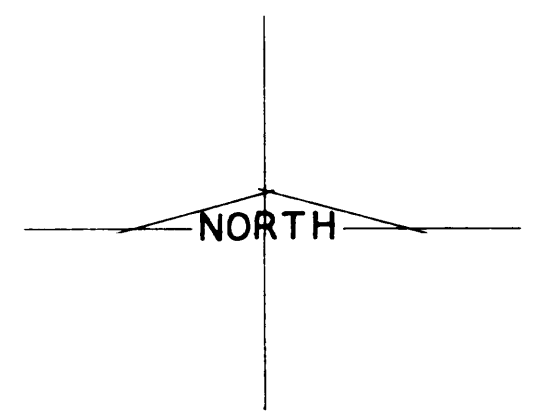
CRABACHER ASSOCIATES - ARCHITECT • ENGINEER (303) 243-9248

SHEET NO. OF 14



— NORTH AVENUE —

— N. 3RD STREET —



REVISED 8/11/89  
**PLOT PLAN**  
 1" = 20'

STORE FOR  
**HARBERT LUMBER CO.**  
 SUPERSEDES PLOT PLAN ON SHT 1,  
 CURB AND WALK PLAN ON SHT 9 OF  
 THE CONST'N DRWGS.

SHEET  
**1**  
 OF 1