

DATE SUBMITTED: 5/18/89

PERMIT # 32950

FEE 25.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 204 N. AVE.

SQ. FT. OF BLDG: 10,000

SUBDIVISION: SHAFFERTH RODGERS

SQ. FT. OF LOT: 106,000

FILING # _____ BLK # 4 LOT # 3

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2945-113-18-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: HARBERT LUMBER

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 204 N. AVE

PHONE: 243-7273

DESCRIPTION OF WORK AND INTENDED USE:
LUMBER YARD

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

ONE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 50' S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 32

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: AS SHOWN

SPECIAL CONDITIONS: _____

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.)

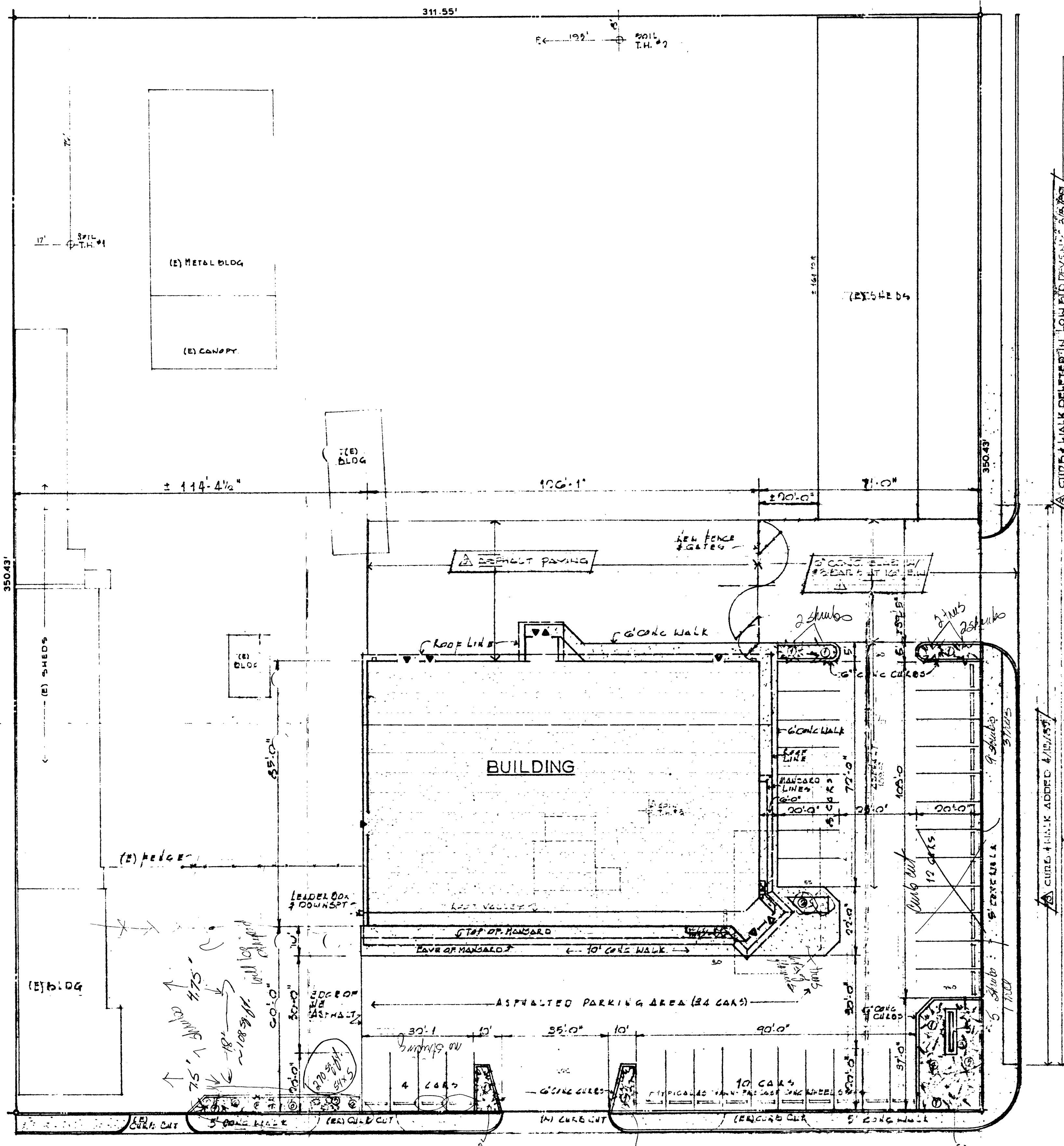
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 5/18/89

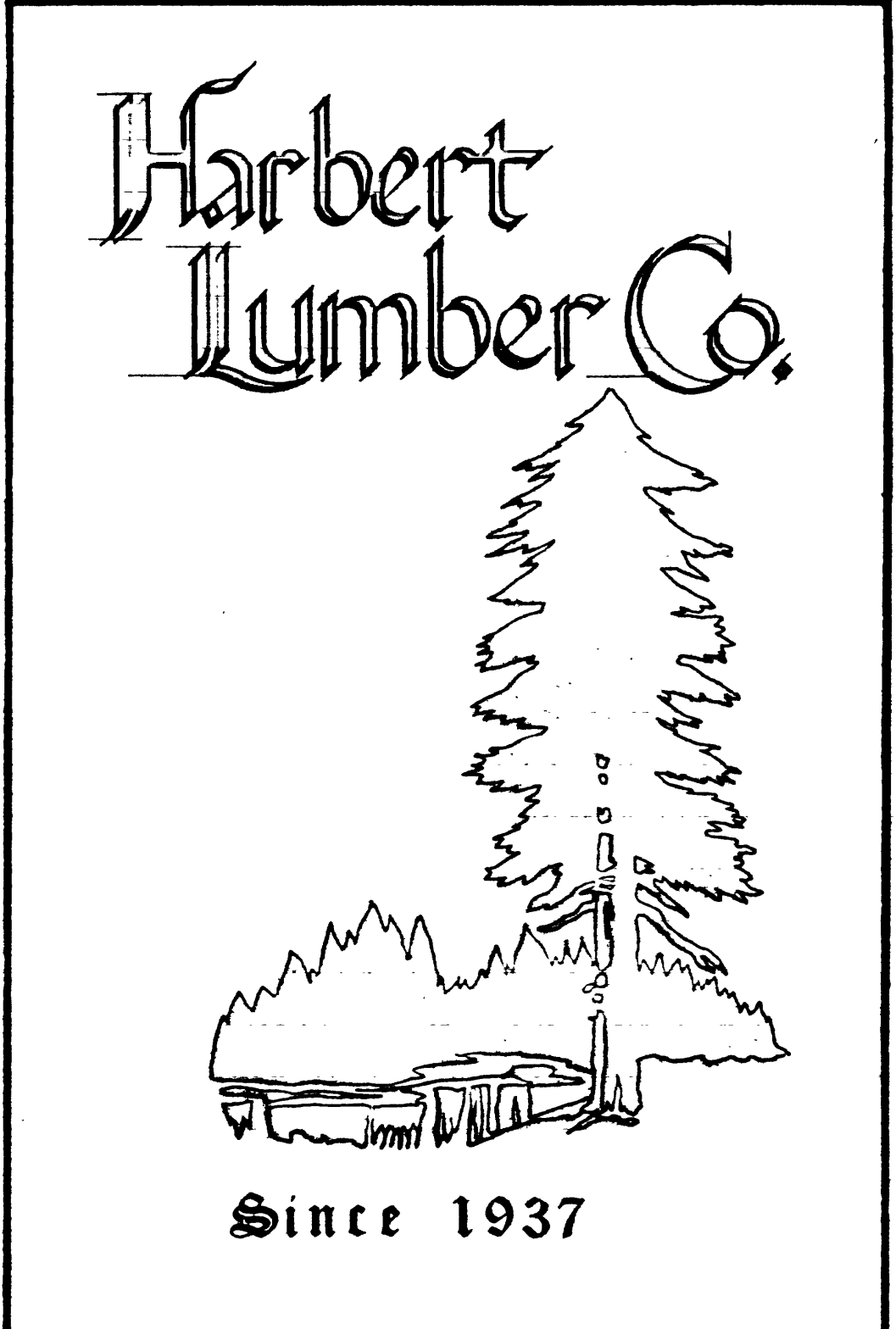
Robert W. Blumer
SIGNATURE

APPROVED BY: Harbert Lummer
C/O 3/11/91



* PARKING SPACE PER 1000 S.F. OF ACTUAL SALES AREA
 SALES AREA = 99,85' x 63.5' = 6307.5 S.F.
 REQUIRED PARKING = 6307.5 / 26.5 = 238 = 30 CARS

PLOT PLAN 1" = 20'-0"



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 airconditioning plan
ELECTRICAL	11 Plumbing plan
	12 Electrical site plan
	13 Lighting plan
	14 Power plan

PLANTING DESCRIPTION:
 ① Juniperus Chinensis Pfitzeriana
 ② Populus Tremula
 ③ Convolvulus
 ④ Major Rugelii
 ⑤ Cortaderia Argentina
 ⑥ Ambrosia Trifida
 ⑦ Artemisia Tridantata
 ⑧ Quercus Vulgaris

ACCEPTED *S. P. 189 W. P. 10 per KAM*
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT AND THE ENGINEER. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EASEMENTS AND PROPERTY LINES.

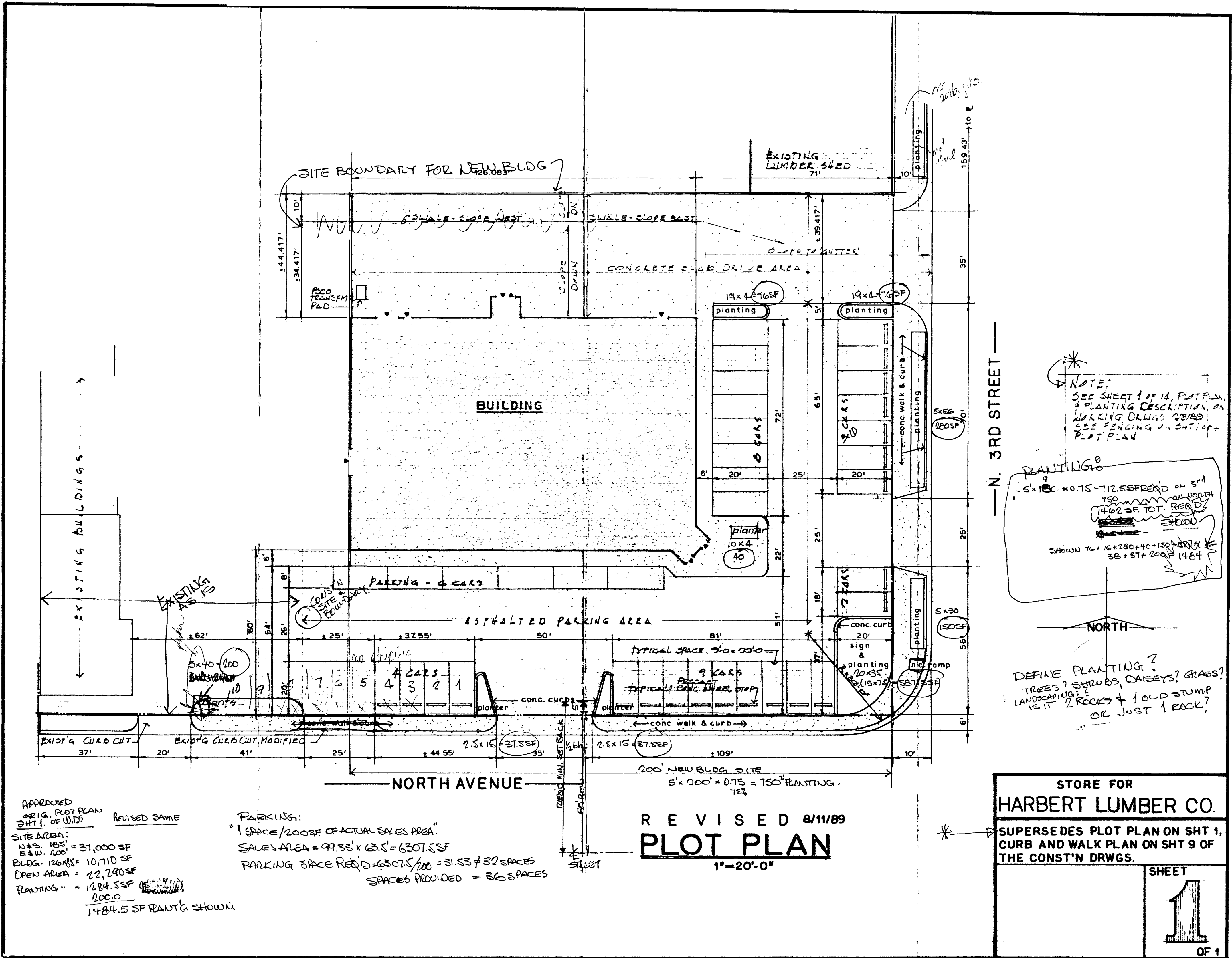
▲ ADDENDUM #1 (2/21/99), ITEM #1
 ▲ ADDENDUM #1, ITEM #2
 ▲ LOW BIDDER DESIGN BUCKLE UP, ITEM #1
 ▲ COMPETITIVE BIDDING, ITEM #1
 ▲ MARCH 1999 PER BIDDING

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

DATE: 07/31/14 DRAWN: J.C. CHECKED: J. REVISIONS:

KRABACHER ASSOCIATES - ARCHITECT-ENGINEER (303) 243-9248

SHEET NO. 1 OF 14



NOTE:
 SEE SHEET 1 OF 14, PLAT PLAN
 & PLANTING DESCRIPTION ON
 WALKING DRUGS SHEET
 SEE FENCING IN SHT 1 OF 14
 PLAT PLAN

PLANTING:
 5'x10' x 0.75 = 712.5 SF PER 5'x4'
 150 MANY ON NORTH
 1402 SF TOT. RECD
 SHOWN 76+76+280+10150+1000
 58+37+200 = 1484

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

NORTH

APPROVED
 ORIG. PLOT PLAN
 SHT 1 OF 14
 REVISED SAME

SITE AREA:
 N x S. 185' = 37,000 SF
 E x W. 100' = 10,710 SF
 BLDG. 126' x 85' = 10,710 SF
 OPEN AREA = 22,290 SF
 PLANTING " = 1284.5 SF
 1484.5 SF PLANT'G. SHOWN

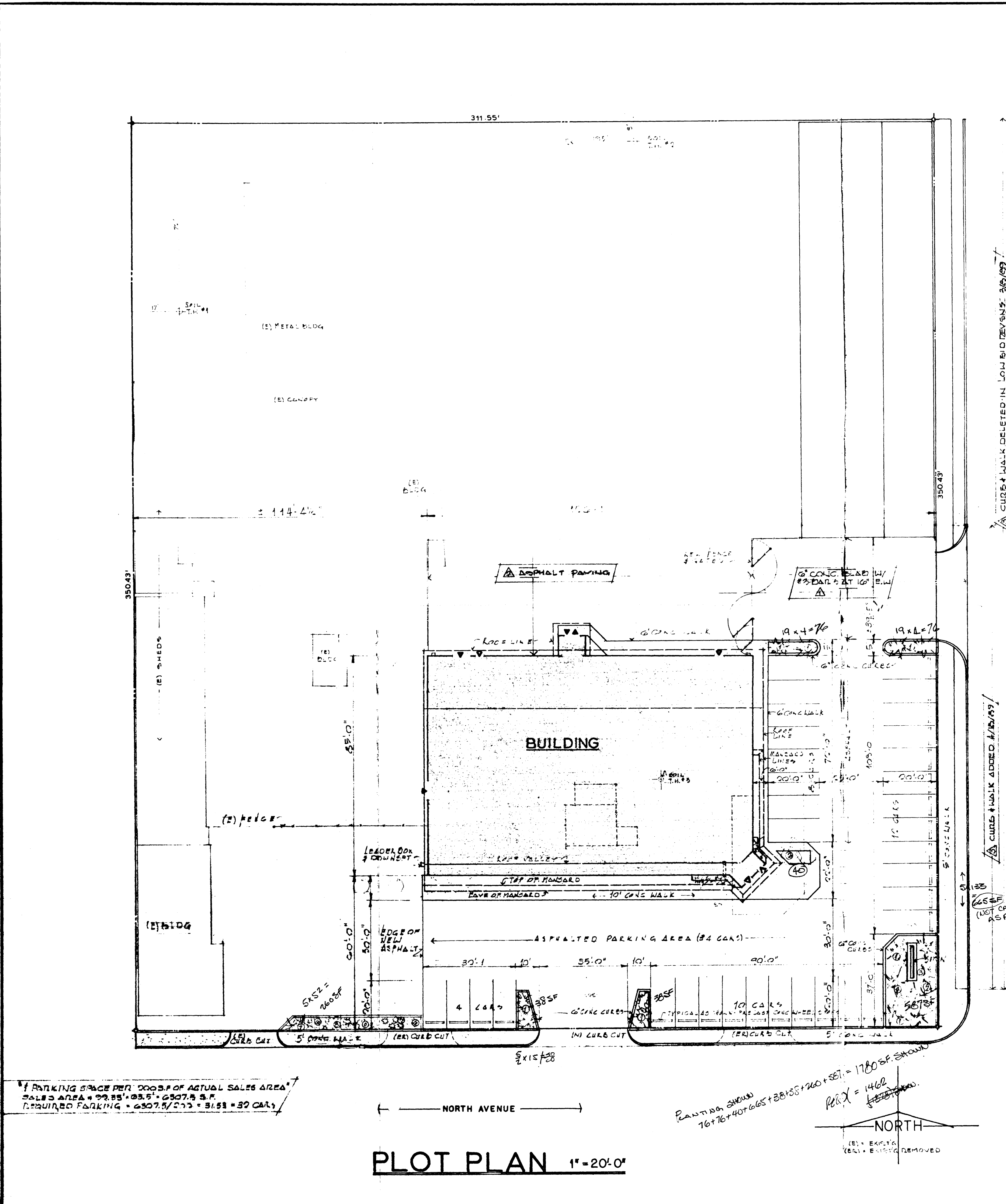
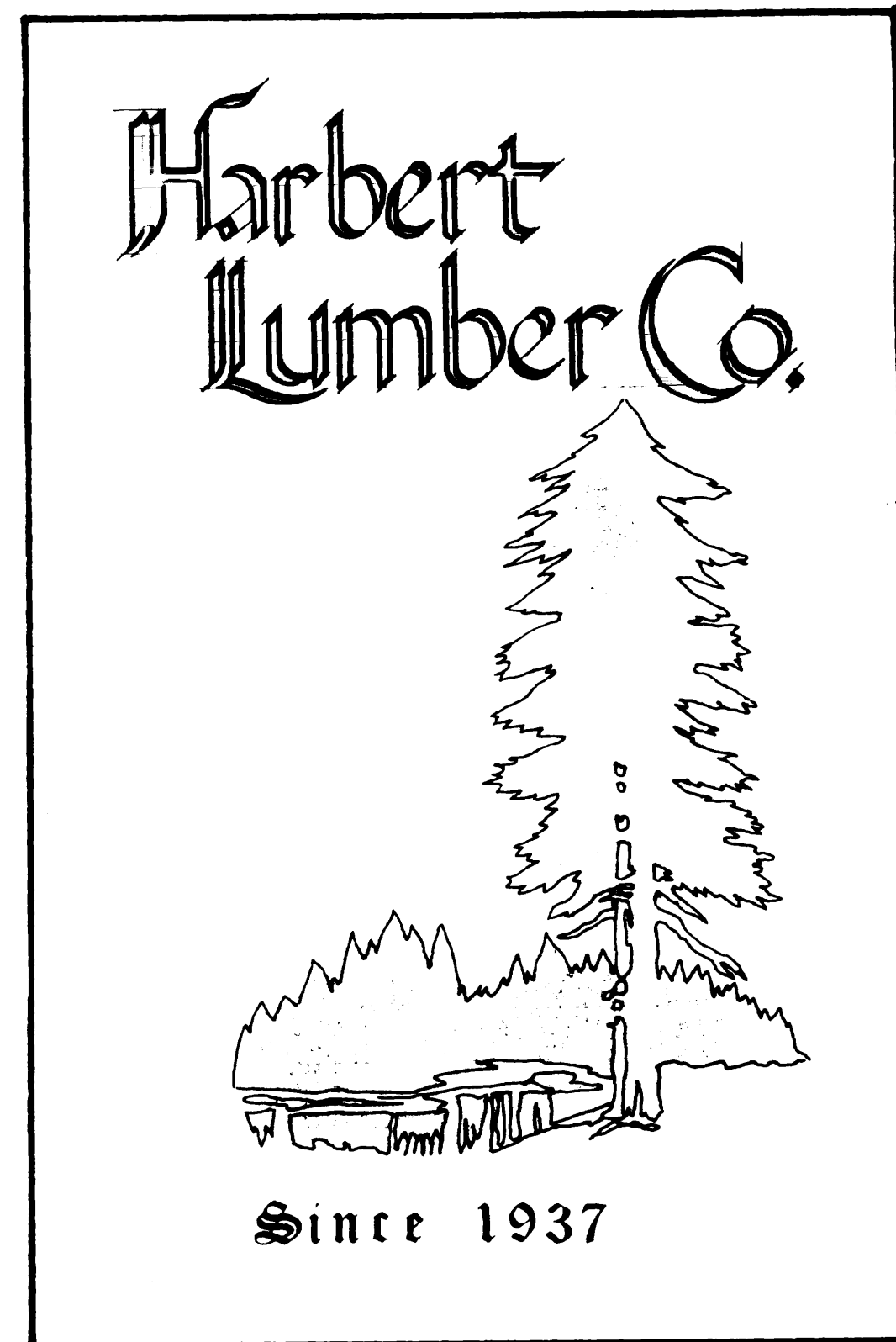
PARKING:
 "1 SPACE / 200 SF OF ACTUAL SALES AREA"
 SALES AREA = 99.35' x 63.5' = 6307.5 SF
 PARKING SPACE REQ'D = 6307.5 / 200 = 31.53 ≈ 32 SPACES
 SPACES PROVIDED = 36 SPACES

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.**

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- 1. Spruce
- 2. Fir
- 3. Pine
- 4. Cedar
- 5. Redwood
- 6. Larch
- 7. Cypress
- 8. Juniper
- 9. Yew
- 10. Sycamore
- 11. Maple
- 12. Oak
- 13. Birch
- 14. Walnut
- 15. Elm
- 16. Ash
- 17. Hickory
- 18. Chestnut
- 19. Pecan
- 20. Poplar
- 21. Willow
- 22. Dogwood
- 23. Mulberry
- 24. Blackberry
- 25. Raspberry
- 26. Elder
- 27. Hawthorn
- 28. Magnolia
- 29. Camellia
- 30. Azalea
- 31. Lilac
- 32. Forsythia
- 33. Hydrangea
- 34. Begonia
- 35. Impatiens
- 36. Dianthus
- 37. Phlox
- 38. Geranium
- 39. Petunia
- 40. Marigold
- 41. Zinnia
- 42. Gladiolus
- 43. Iris
- 44. Tulip
- 45. Daffodil
- 46. Narcissus
- 47. Allium
- 48. Scilla
- 49. Hyacinth
- 50. Anemone
- 51. Ranunculus
- 52. Delphinium
- 53. Poppy
- 54. Pinks
- 55. Roses
- 56. Hibiscus
- 57. Begonia
- 58. Impatiens
- 59. Dianthus
- 60. Phlox
- 61. Geranium
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- 94. Scilla
- 95. Hyacinth
- 96. Anemone
- 97. Ranunculus
- 98. Delphinium
- 99. Poppy
- 100. Pinks

* PARKING SPACE PER DOGS FOR ACTUAL SALES AREA
 TOTAL AREA = 78,85' x 33' = 2,611 SF
 REQUIRED PARKING = 6,507 SF / 233' = 28' x 82' CAR

PLOT PLAN 1" = 20' 0"

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

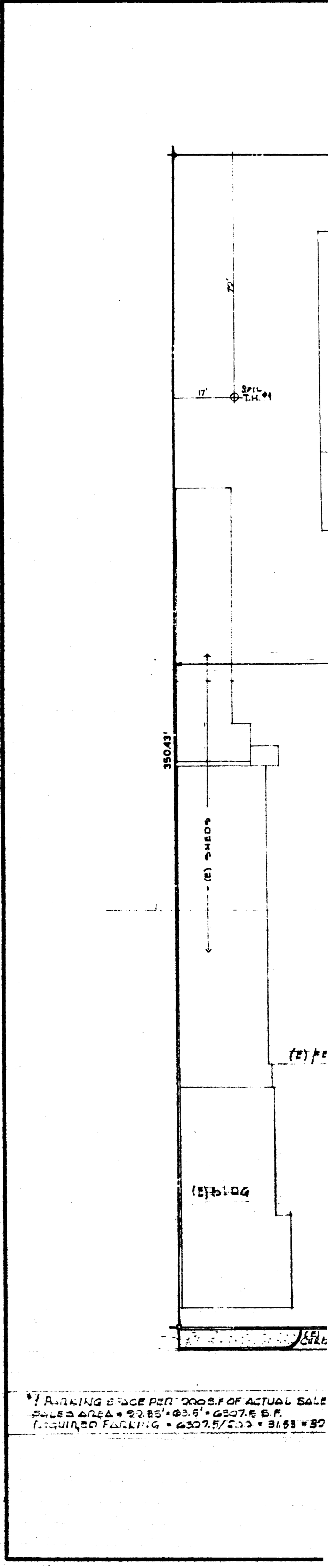
STORE FOR
HARBERT LUMBER CO.
 204 NORTH AVENUE, GRAND JUNCTION, COLORADO

DATE: 1/2/88	DRAWN: J.C.	CHECKED: J.C.	REVISIONS:
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ADJUST AREA = 17,925 SF

EXISTING 100' WIDE
SITE AREA 100' x 100' = 10,000
PLUS 7,925 S.F. OF
CRAN AREA = 17,925

- 1. FILLERS
- 2. LOW WALL CURBS
- 3. DRAINAGE
- 4. PAVED DRIVE
- 5. PAVED DRIVE
- 6. PAVED DRIVE
- 7. PAVED DRIVE
- 8. PAVED DRIVE
- 9. PAVED DRIVE
- 10. PAVED DRIVE



*! PARKING SPACE PER 1000 S.F. OF ACTUAL SALE
 SALES AREA = 92,85' x 63.5' = 6307.5 S.F.
 REQUIRED PARKING = 6307.5 / 200 = 31.54 = 32

