

DATE SUBMITTED: 8/8/91

PERMIT NO. 39484

FEE \$ 20.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2882 Hwy 6 + 24

SQ. FT. OF BLDG: 7000

SUBDIVISION: Gunnison Ave South

SQ. FT. OF LOT: _____

FILING NO. ___ BLK NO. ___ LOT NO. 1

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE NO: 29431811001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: WAGNER EQUIPMENT

USE OF EXISTING BUILDINGS: WAREHOUSE + OFFICES + SERVICE

ADDRESS: 2882 Hwy 6 + 24

DESCRIPTION OF WORK AND INTENDED USE: SHOP ADDITION

TELEPHONE: 242-2834

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE I-1

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES ___ NO X

SIDE 0 REAR 0

CENSUS TRACT: 7

MAXIMUM HEIGHT 65

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING REQUIRED: Per plan

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Kristen L. Orbeck
Department Approval
8/8/91
Date Approved

Cassie Hayden
Applicant Signature
8/9/91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

GUNNISON

AVENUE

LANE

MELODY

PROJECT BENCHMARK
TOP OF REBAR & CAP
SET IN CONCRETE
ELEVATION = 4620.00

EXISTING BUILDING
(TO BE REMOVED)
FIN. FLOOR = 4720.70
SAND TRAP
(SEE DETAIL)
TOP OF GRATE
20.00

**NEW HEAVY EQUIPMENT
SERVICE SHOP BUILDING**
FF=4721.00

PART
WAREHOUSE
FIN. FLOOR =
4720.8

TRUCK ENGINE
SERVICE SHOP
FINISH FLOOR = 4720.18

EXISTING BUILDING

OFFICES

5 SPACES

1 H/C
SPACE

5 SPACES

13 SPACES

EXISTING ASPHALT PAVEMENT

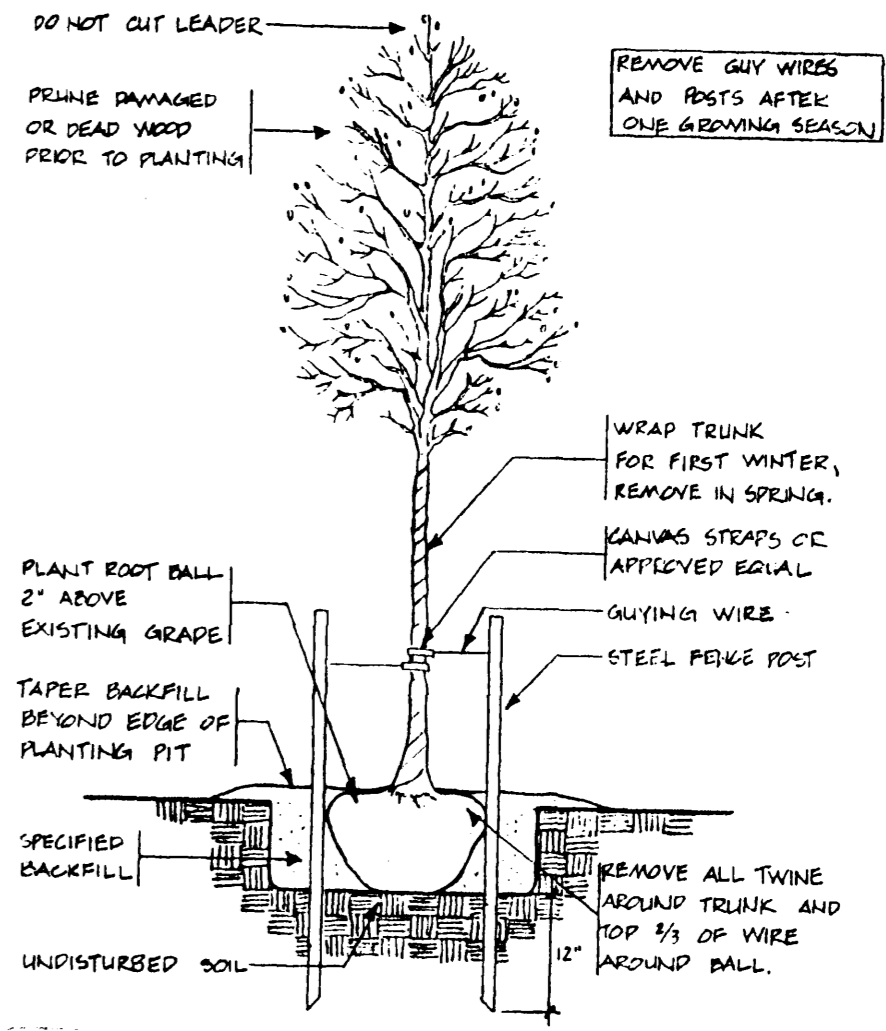
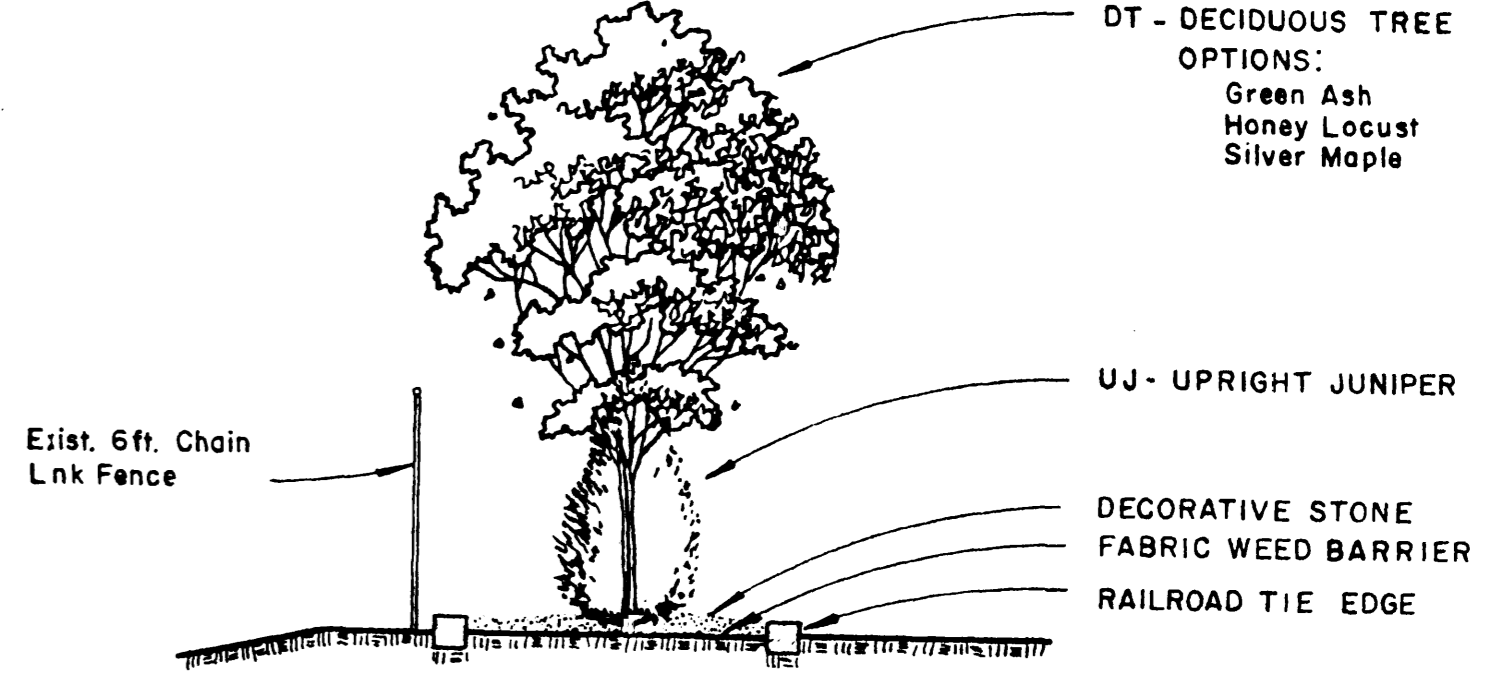
EXISTING SIGN POST. ERECT
NEW SIGN IN ACCORDANCE
w/CITY REGS.

1850 SF LANDSCAPED
AREA (SEE DETAIL)

FRONTAGE ROAD

BUSINESS LOOP

LANDSCAPE DETAILS



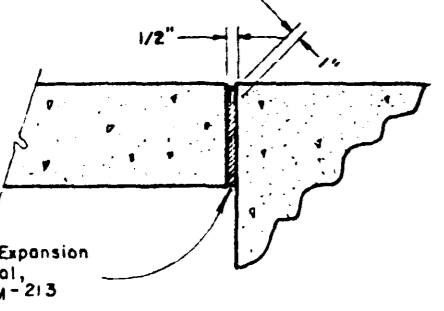
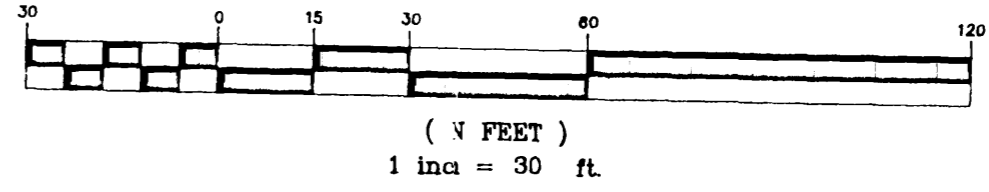
FB&B OR CONTAINER TREE - IRRIGATED AREA

LEGEND

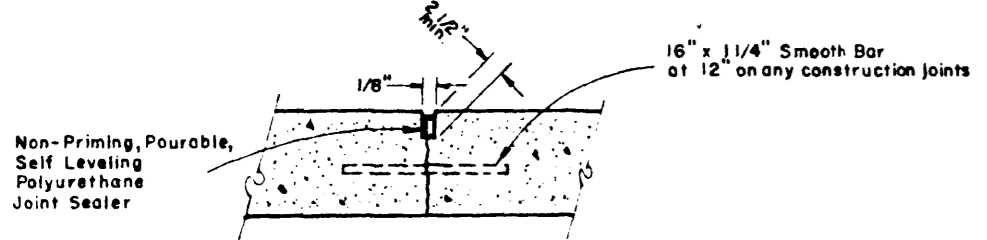
- EXISTING CONCRETE AREA
- EDGE OF ASPHALT PAVEMENT
- 6ft. CHAIN LINK FENCE
- 5/8" REBAR & MONUMENT CAP SET IN CONCRETE
- X 20.56 EXISTING SPOT ELEVATION
- X 20.58 PROPOSED SPOT ELEVATION



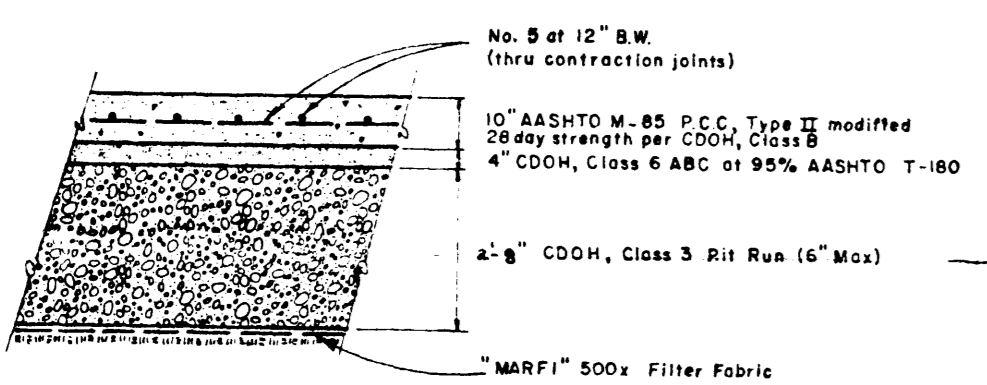
GRAPHIC SCALE



TYPE B JOINT



TYPE A JOINT



CONCRETE PAVEMENT DETAIL

*SETBACK 2' from
property line*

KKA 8/1/91

1-70

SITE PLAN
WAGNER EQUIPMENT CO.
GRAND JUNCTION, COLORADO
ARMSTRONG CONSULTANTS, INC.
GRAND JUNCTION, COLORADO
(303)242-0101

DRAWN BY: D. ERTZ	DATE: JUNE, 1991	SHEET: of
CHECKED BY: T.A.L./P.M.O.	APP. NO.:	915383