

DATE SUBMITTED: 9/6/91

PERMIT NO. 39670 72
71 73

FEE \$ 25.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

C.O. issued for building #3

BLDG ADDRESS: 2546 W. Pinyon

SQ. FT. OF BLDG: 22,000

SUBDIVISION: Alameda Park

SQ. FT. OF LOT: 229 X 254

FILING NO. ___ BLK NO. 1 LOT NO. 445

NO. OF FAMILY UNITS: —

TAX SCHEDULE NO: 2945-102-16-605
823
618

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: —

OWNER: Louis Wang

USE OF EXISTING BUILDINGS: —

ADDRESS: 599 25 Rd
C/O Alco Bldg

DESCRIPTION OF WORK AND INTENDED USE: new storage units

TELEPHONE: 242-1423

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

FOR OFFICE USE ONLY

ZONE C-2

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT 40 2

GEOLOGIC HAZARD: YES ___ NO ___

SIDE 0 REAR 0

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT 40

PARKING REQ'MT —

LANDSCAPING/SCREENING REQUIRED: 2677 sq ft. required

SPECIAL CONDITIONS: Additional trees provided along 25th Rd. parcels 005 & 018 must be combined by deed prior to C.O.

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.

Kathy Porter
Department Approval
9/6/91
Date Approved

David Vukobratovic
Applicant Signature
9-6-91
Date

0/012/3/91
00 3/31/92



August 23, 1991

Bob Turner
Alco Building Co.
599 25 Road
Grand Junction, CO 81501

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Dear Mr. Turner:

The following are the review comments for the proposed storage units at 2546 W. Pinyon Ave., Grand Junction.

City Engineer:


1. Payment for half street improvements to 25 1/2 Road must be made to the City in the amount of \$10,324.80 (\$45/linear foot).
2. Drainage plan O.K.

Community Development:

1. A separate fence permit will be required for the perimeter fence.
2. A sign permit will be required for any proposed signage.
3. Landscaping must be provided along 25 1/2 Road. A total of 1725 sq.ft. must be provided, including at least 4 trees and 690 sq.ft. of shrubs. Bark is preferred over rock for ground cover. Ash trees are preferred over Elm and must be at least 1 1/2" caliper. Shrubs must be the 5 gal. size.
4. A pressurized irrigation system is required for all landscaped areas.
5. Parcels 2945-102-16-005 and 018 must be combined into one.

A revised landscaping plan must be submitted and approved for the improvements along 25 1/2 Road prior to issuance of a Planning Clearance. The half street improvements must also be paid and the two parcels combined prior to issuance of a Clearance.

Sincerely,

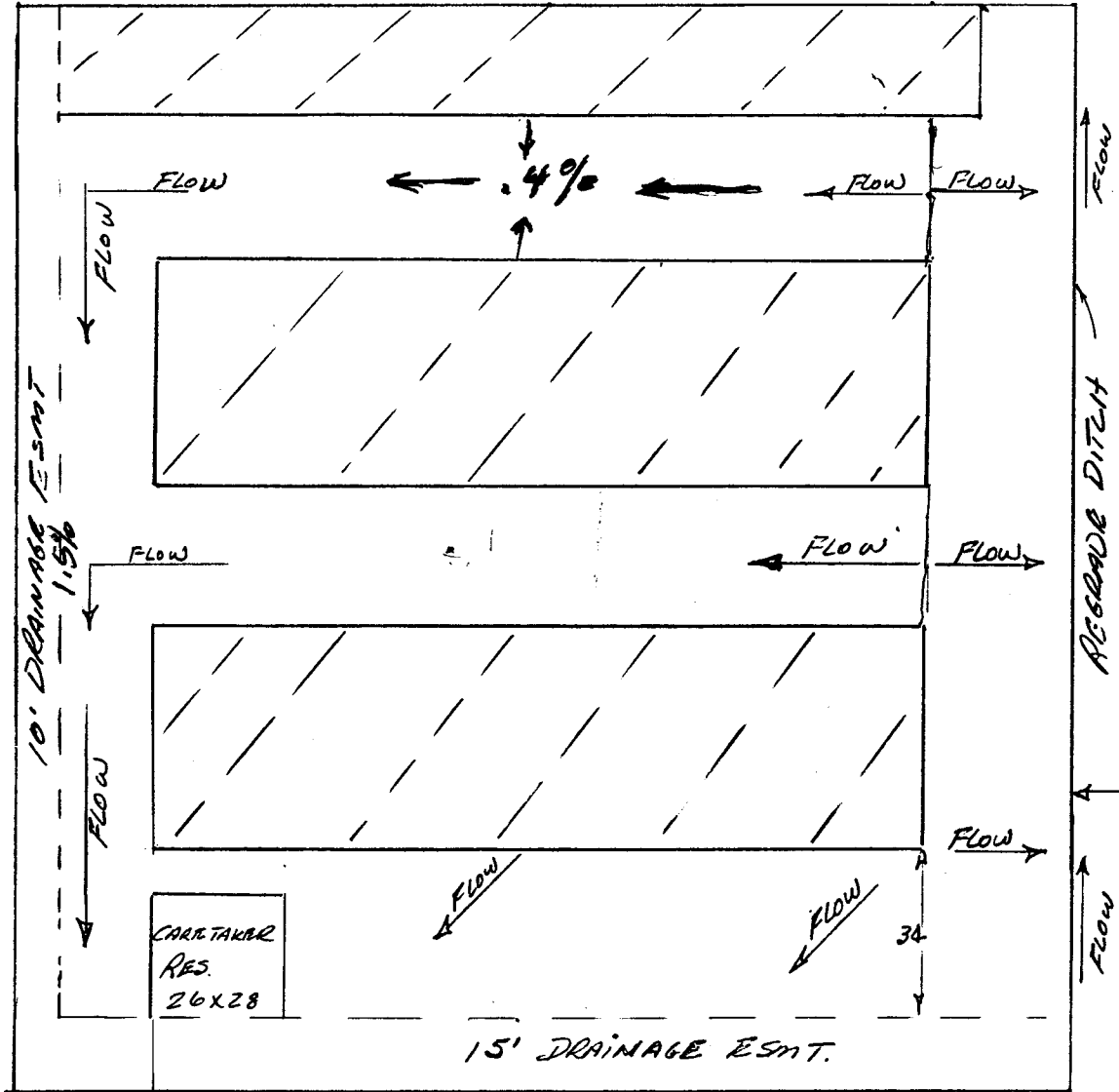

Katherine M. Portner
Senior Planner

1% cross slopes

Grading & drainage
plan by United Companies.
Call Bob Mather
243-4900

LOUIS A. WINIG

EXISTING CONCRETE
VALLEY
PAN



ACCADE DITCH

25 1/2 ROAD

PINYON AVE

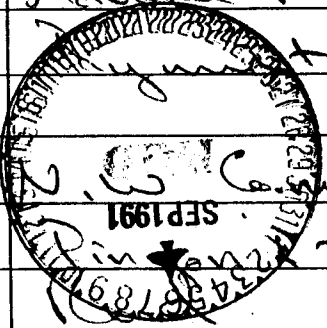
**TREASURER'S RECEIPT
CITY OF GRAND JUNCTION, COLORADO**

46935

Date _____

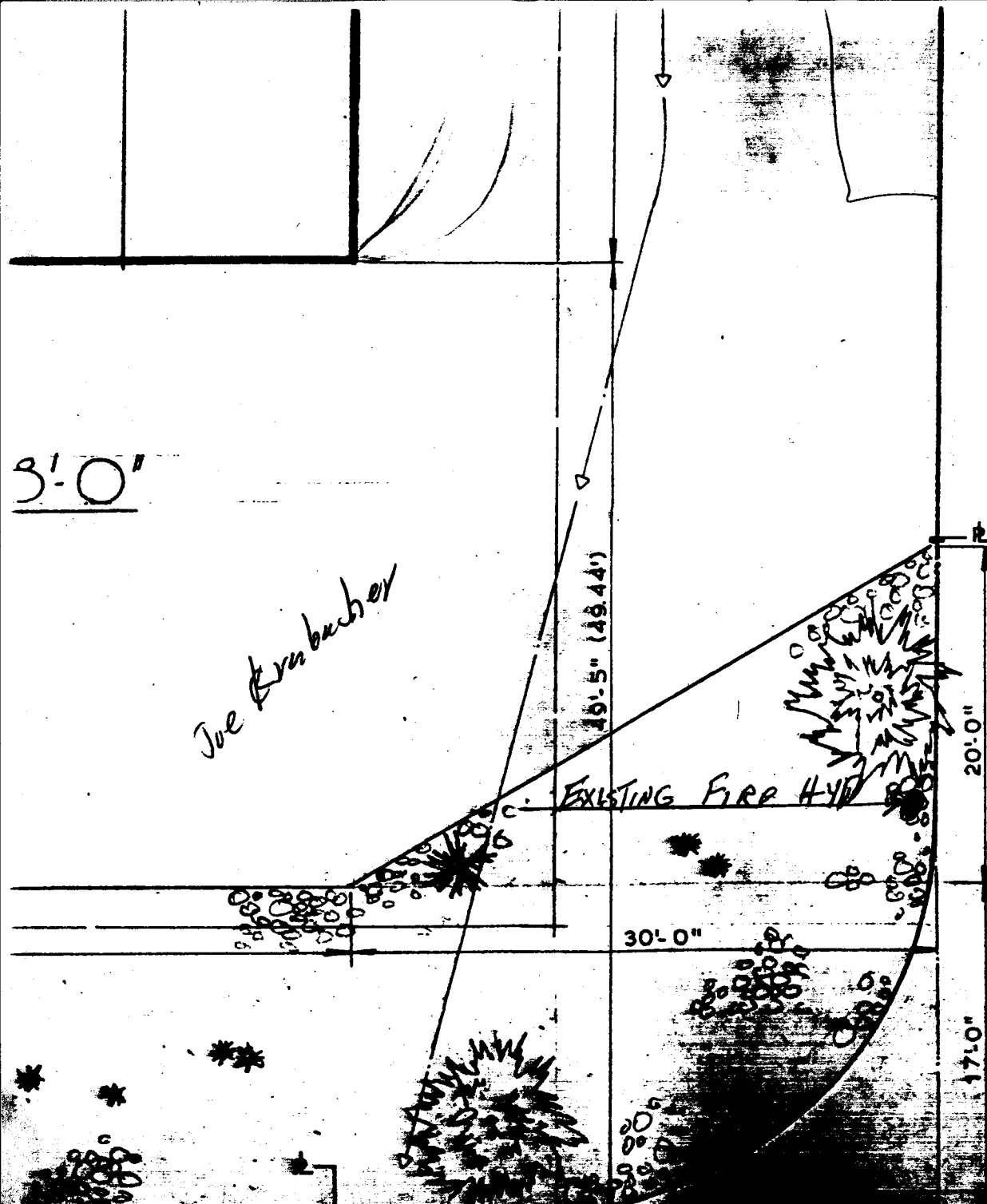
Received of Aico Building Co

Total 10324.⁸⁰/₁₀₀

ORG	OBJECT	PROJECT	ACCOUNT TITLE/INVOICE #	AMOUNT
27648	43310		Advance Rec	
				
			Lone Wings	
			Property Owner	

Customer # _____

FINANCE DIRECTOR by _____



LEGAL:
 LOT 4 & 5
 BLOCK 1
 MINERVA PARK
 EXCEPT THE NORTH 115.24
 FEET THEREOF

ZONE: C-2

PLANTING LEGEND

- 6' ASH OR ~~ELM~~
1 1/2" caliper
- 2' JUNIPER OR PFITZER
5 gal size
- SHOOTING YUCCA OR SOAP
WEED
- 2' TO 4' RIVER COOLES

PLANTING AREA 2,675 SQ. FT.

STORAGE 25
FOR:
MR & MRS L.C.
BOB TURNER

DRAWN	JAW
CHECKED	RS
DATE	7/15/91
SCALE	1" = 5'-0"
JOB NO.	
SHEET	

Comments:

1. Need to collect \$45/ft for half street improvements on 25 1/2 Rd.
2. Need to check landscape requirements
3. Drainage plan O.K.

JDM 8-22-91

SITE PLAN 1" = 8'-0"

Joe R.

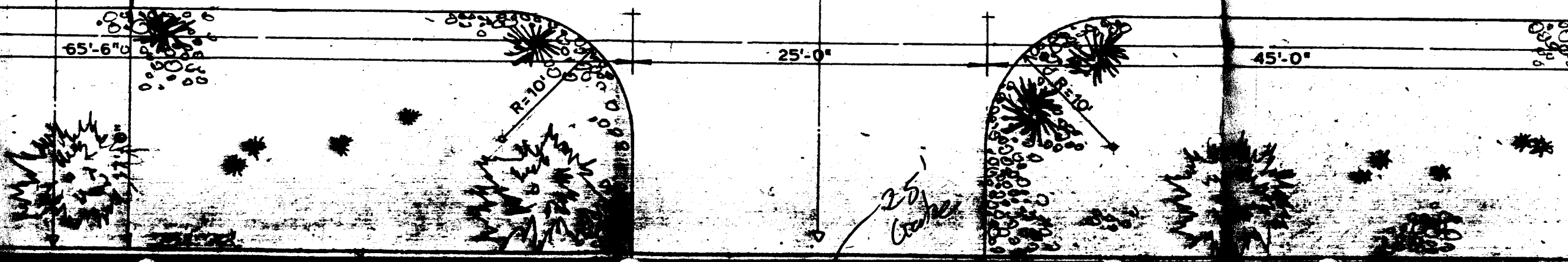
as req
of shrubs
scaping
of shrubs

32'-5"

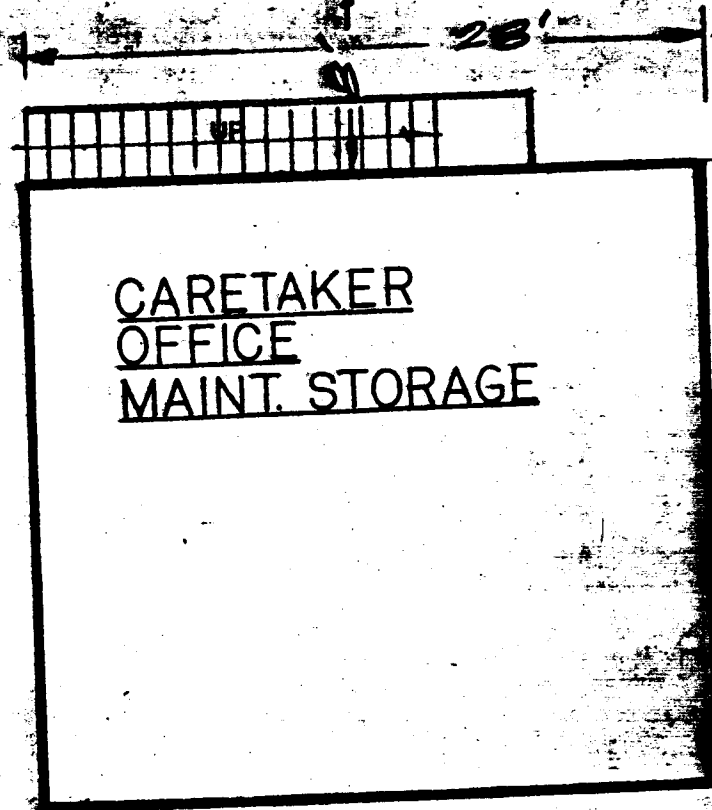
65'-6"

25'-0"

45'-0"



PINYON AVE



**CARETAKER
OFFICE
MAINT. STORAGE**

28'

26'

1. fence permit required
 2. The 2 parcel must be combined as one
 3. 10' setback on 2 1/2 Rd
- $2 1/2 - 10' \times 230 \times .75 = 1,725 \text{ sq. ft. landscaping}$
 $\text{trees } 690 \text{ sq. ft. shrubs}$
 $\text{temp } 5' \times 254 \times .75 = 952.5 \text{ sq. ft. landscaping}$
 $2 \text{ trees } 380 \text{ sq. ft. shrubs}$

Pressurized Irrigation System

34' 5"

32' 5"

2852

25' Crase

Handwritten notes and scribbles at the bottom of the plan, including a curved line and illegible text.

1. He
2. No
3. D

65'-6"

17'-0"



August 6, 1992

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Mr. Louis A. Wingo
c/o Mr. Bob Turner
599 25 Road
Grand Junction, CO 81501

Re: Advanced Payment for the Construction of 25 1/2 Road
ABC Storage - 2546 West Pinyon Avenue

Dear Mr. Wingo:

In accordance with Sections 5-4-10, 5-4-11, and 5-4-12 of the Grand Junction Zoning and Development Code, developers are responsible for one-half road improvements to all exterior rights-of-way abutting new developments. This requires the developer to either pay an amount equal to the City Engineer's estimate of the cost of half road improvements, or install the improvements at the time of development. The amount of \$10,324.80 was paid to the City in conjunction with the development of ABC Storage. This amount represents your full responsibility for improving 25 1/2 Road adjacent to ABC Storage. A copy of the Treasurer's receipt verifying this payment is enclosed.

Although 25 1/2 Road has not yet been improved, you have fulfilled your financial obligation for the initial construction of this street adjacent to ABC Storage. This means you will not be required to pay any additional costs for the useful life of the initial improving of 25 1/2 Road. This does not preclude future charges or special assessments should the initial road improvements deteriorate to the extent that total reconstruction is required. Current policies and ordinances, however, require majority landowner consent before special assessments may be levied for street improvements.

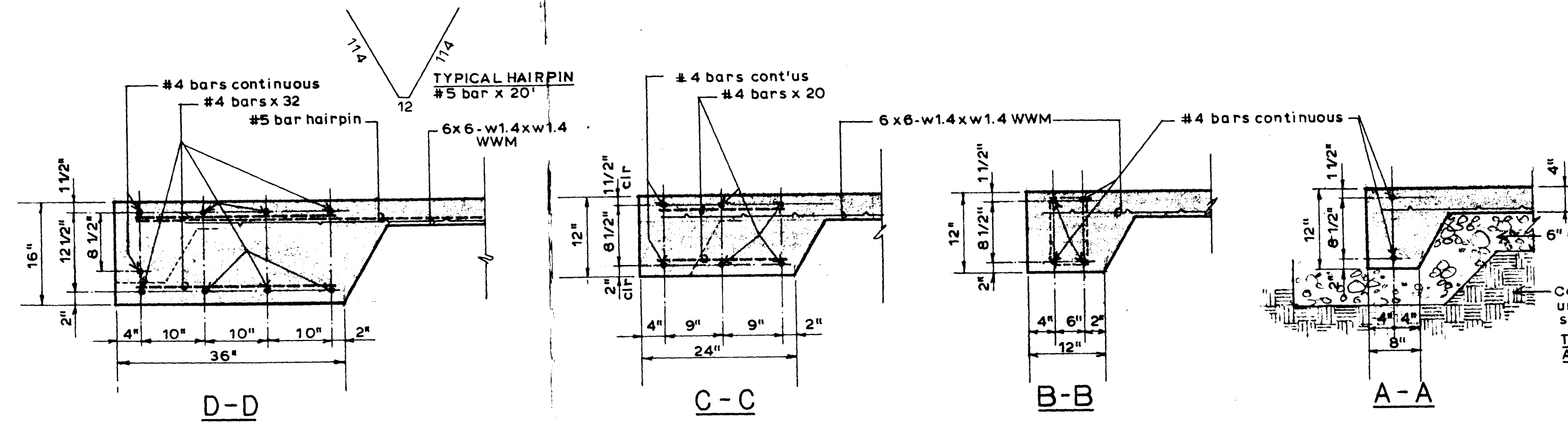
I hope this answers your questions regarding your responsibilities for improving 25 1/2 Road. Please do not hesitate to contact the Community Development Department at 244-1430 if we can be of further assistance.

Sincerely,

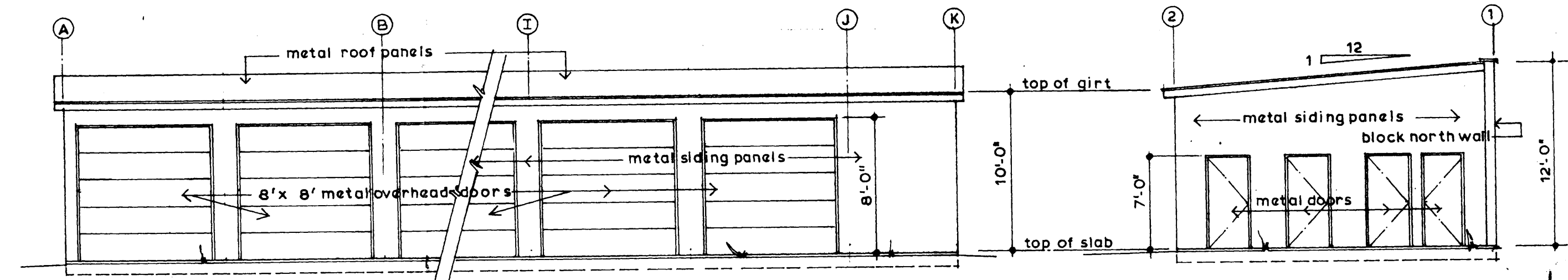
A handwritten signature in cursive script, appearing to read "Claudia Hazelhurst".

Claudia Hazelhurst, Acting Director
Grand Junction Community Development Department

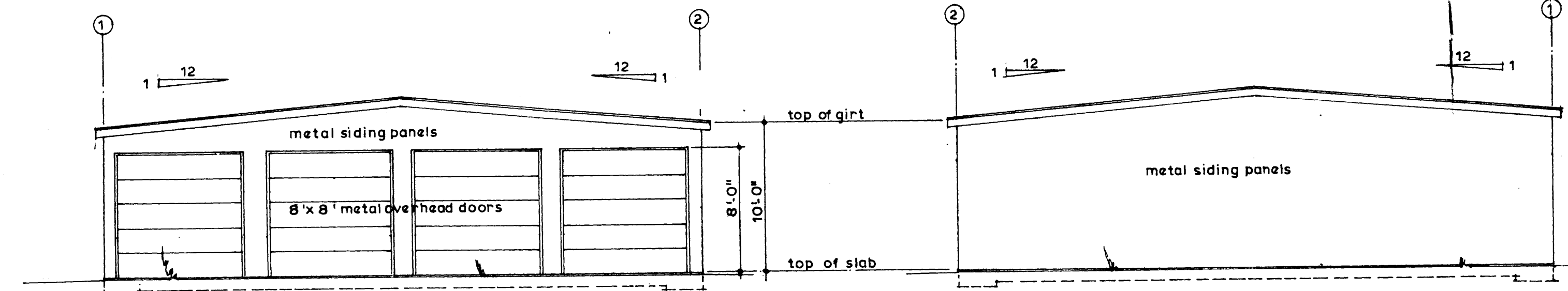
Enclosure.



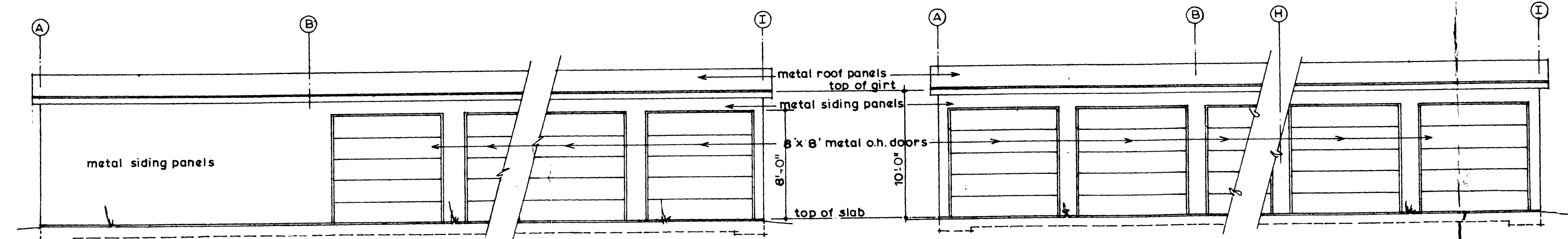
SLAB EDGE DETAILS 3/4" = 1'-0"



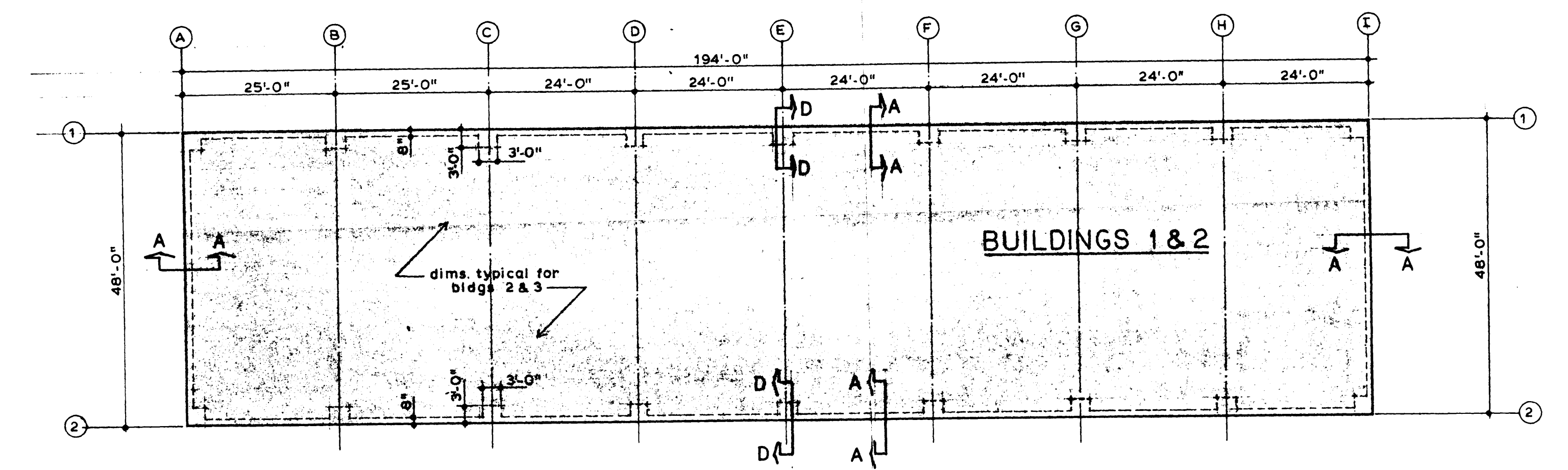
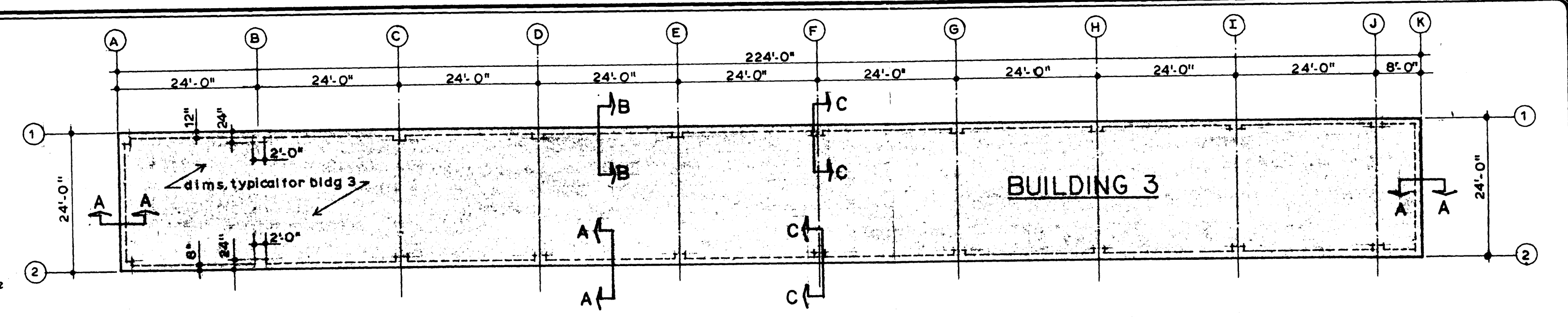
BUILDING 3 ELEVATIONS 1/8" = 1'-0"



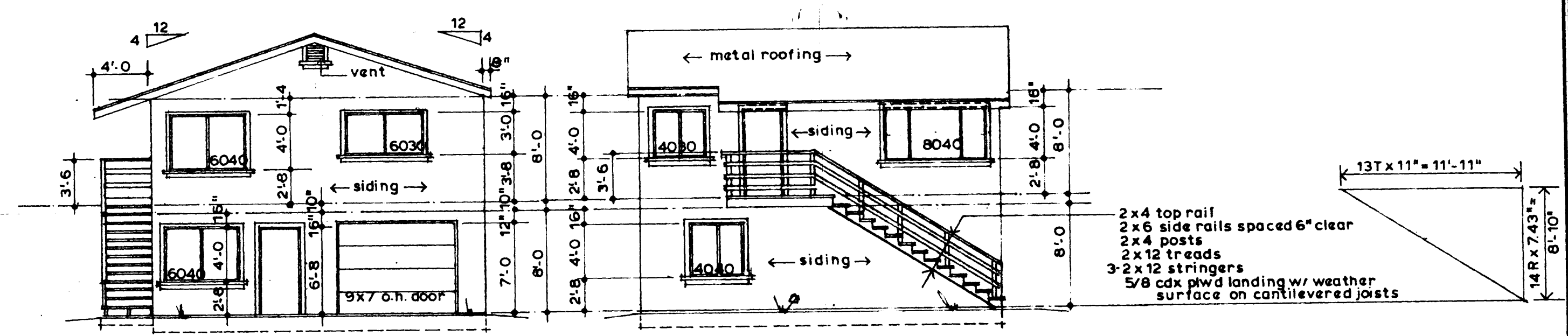
BUILDING 1 WEST ELEVATION 1/8" = 1'-0" BUILDING 1&2 EAST ELEVATION 2 WEST ELEVATION



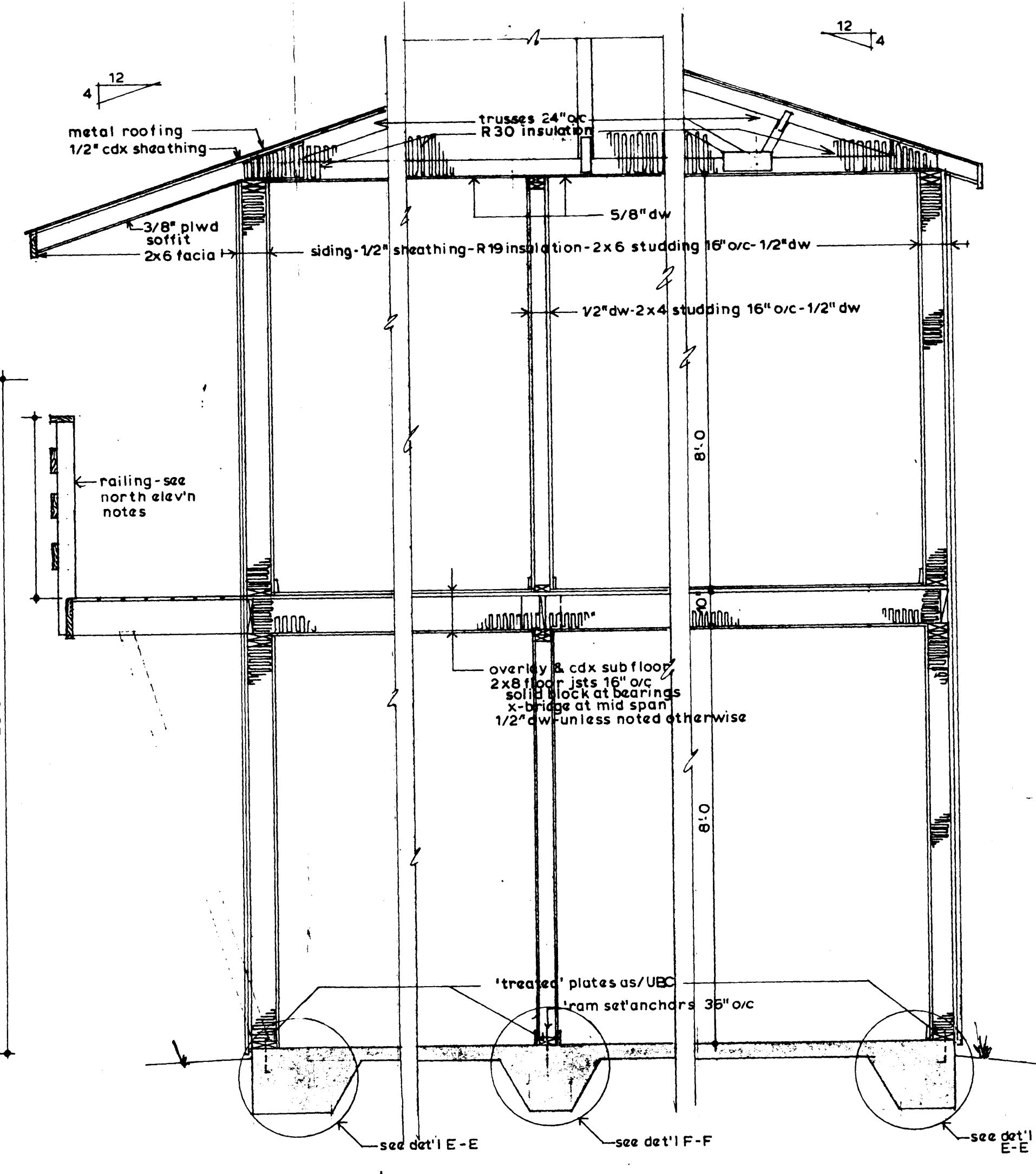
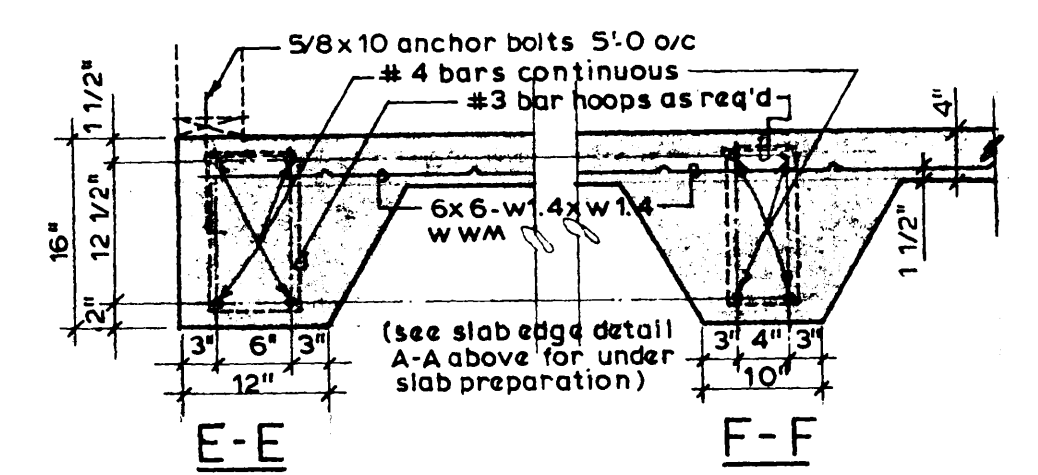
BUILDING 1 SOUTH ELEVATION (NORTH SAME OPPOSITE HAND) 1/8" = 1'-0" BUILDING 2 SOUTH ELEVATION (NORTH SAME OPP. HAND)



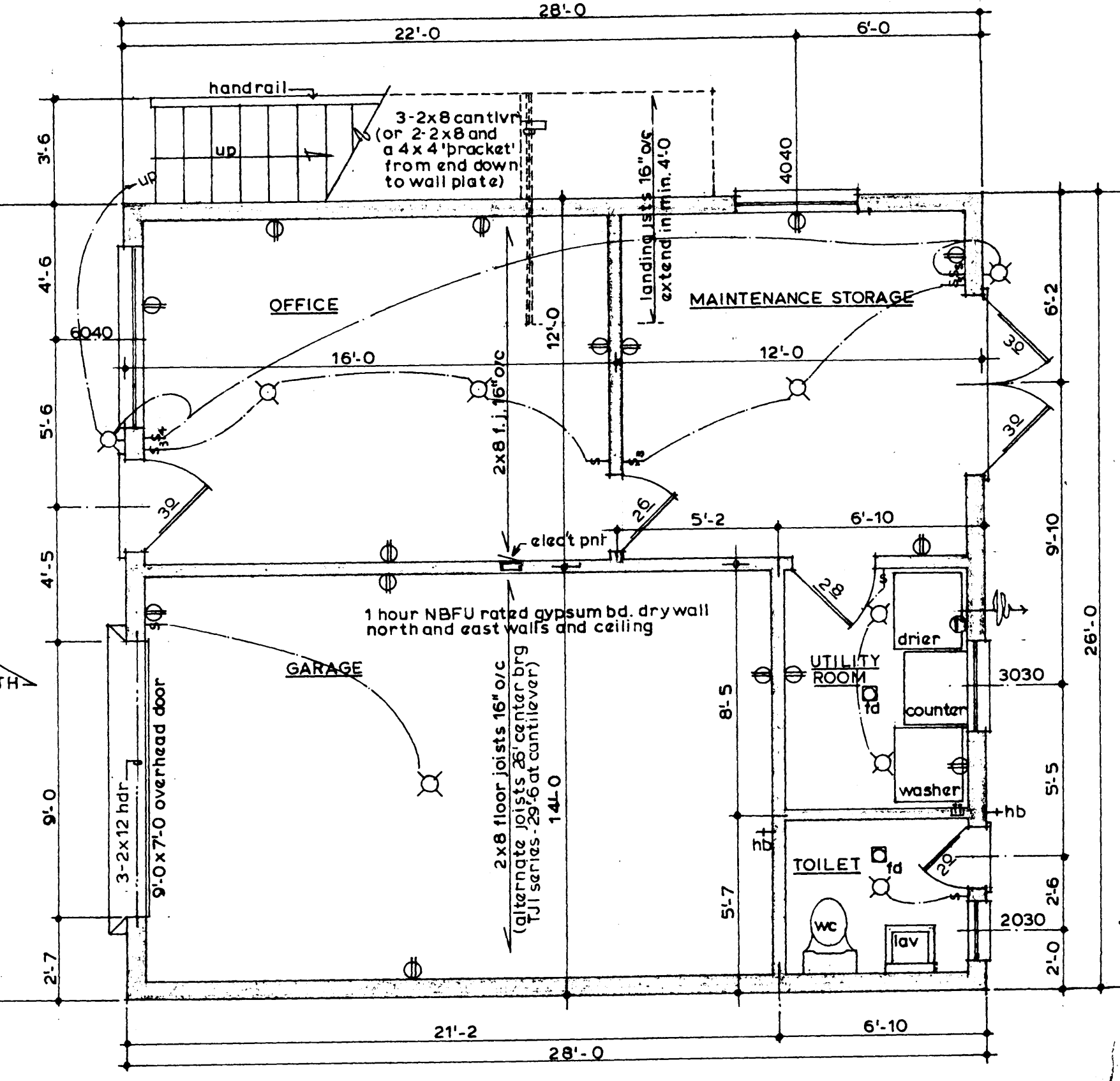
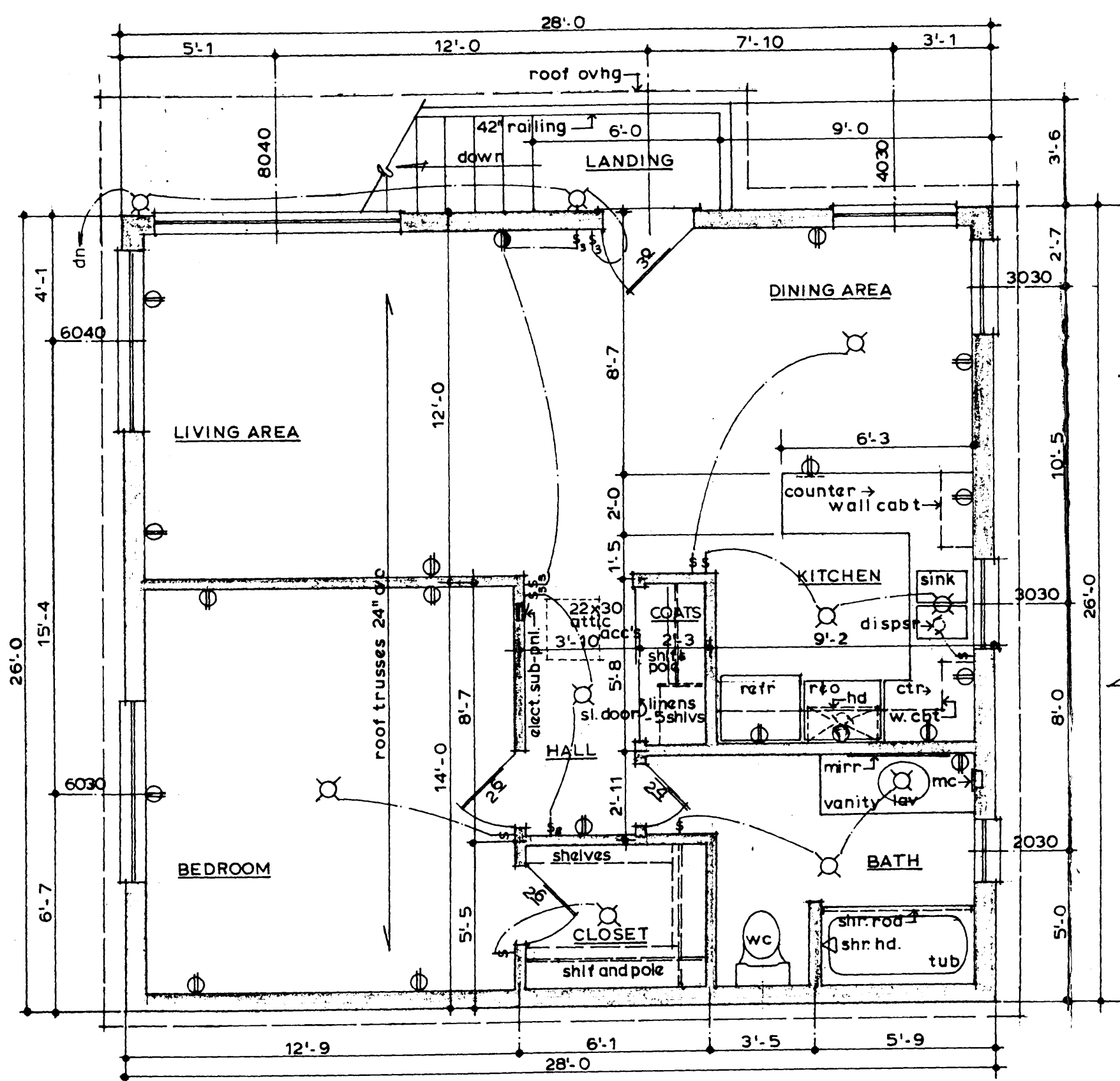
CONCRETE SLAB FOUNDATION PLANS 1/16" = 1'-0"



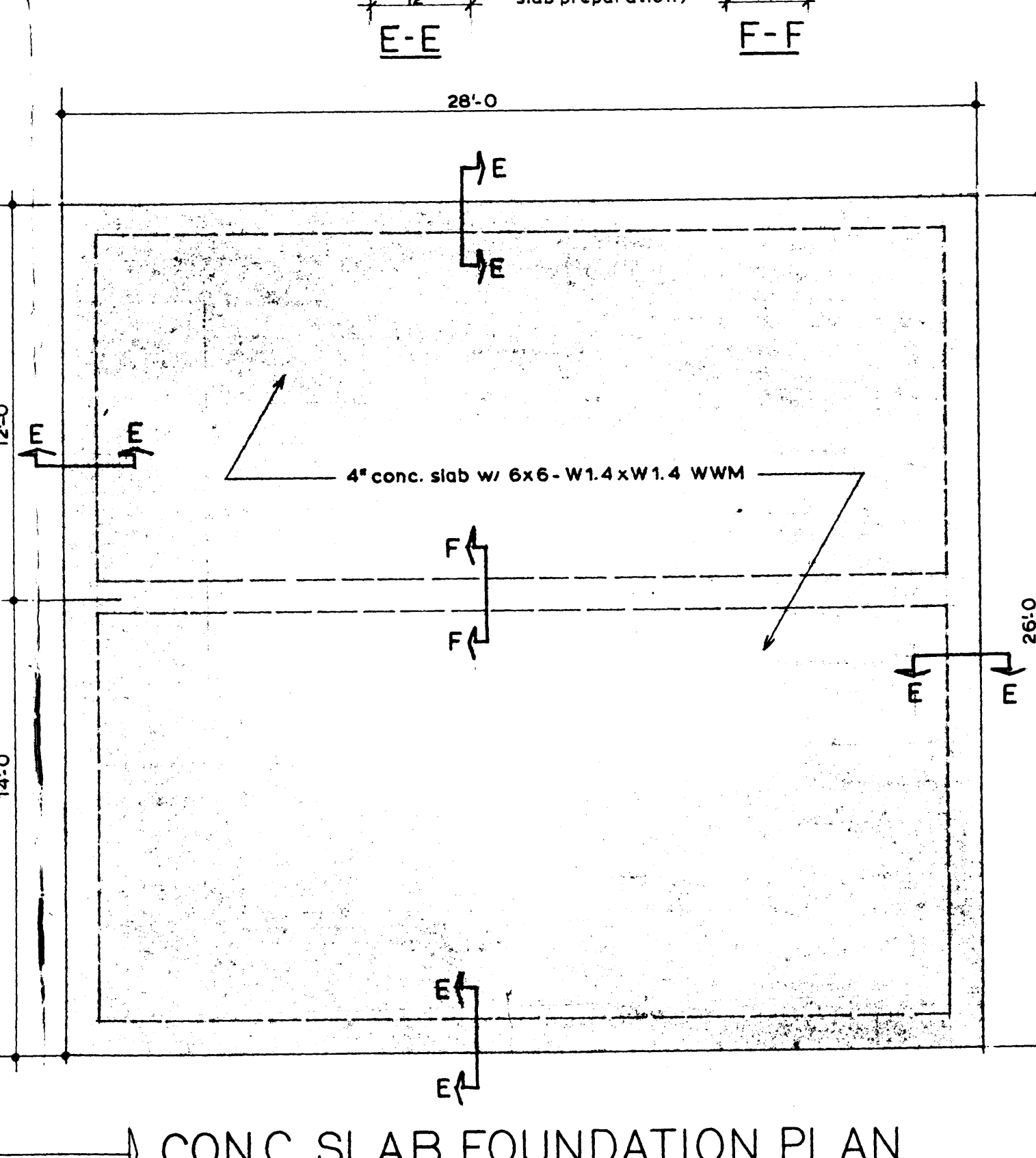
WEST NORTH CARETAKER-OFFICE-MAINT STOR. BUILDING ELEVATIONS 1/8" = 1'-0"



SECTION 1/2" = 1'-0"



UPPER FLOOR LOWER FLOOR CARETAKER-OFFICE-STOR. BLDG. FLOOR PLANS 1/4" = 1'-0"

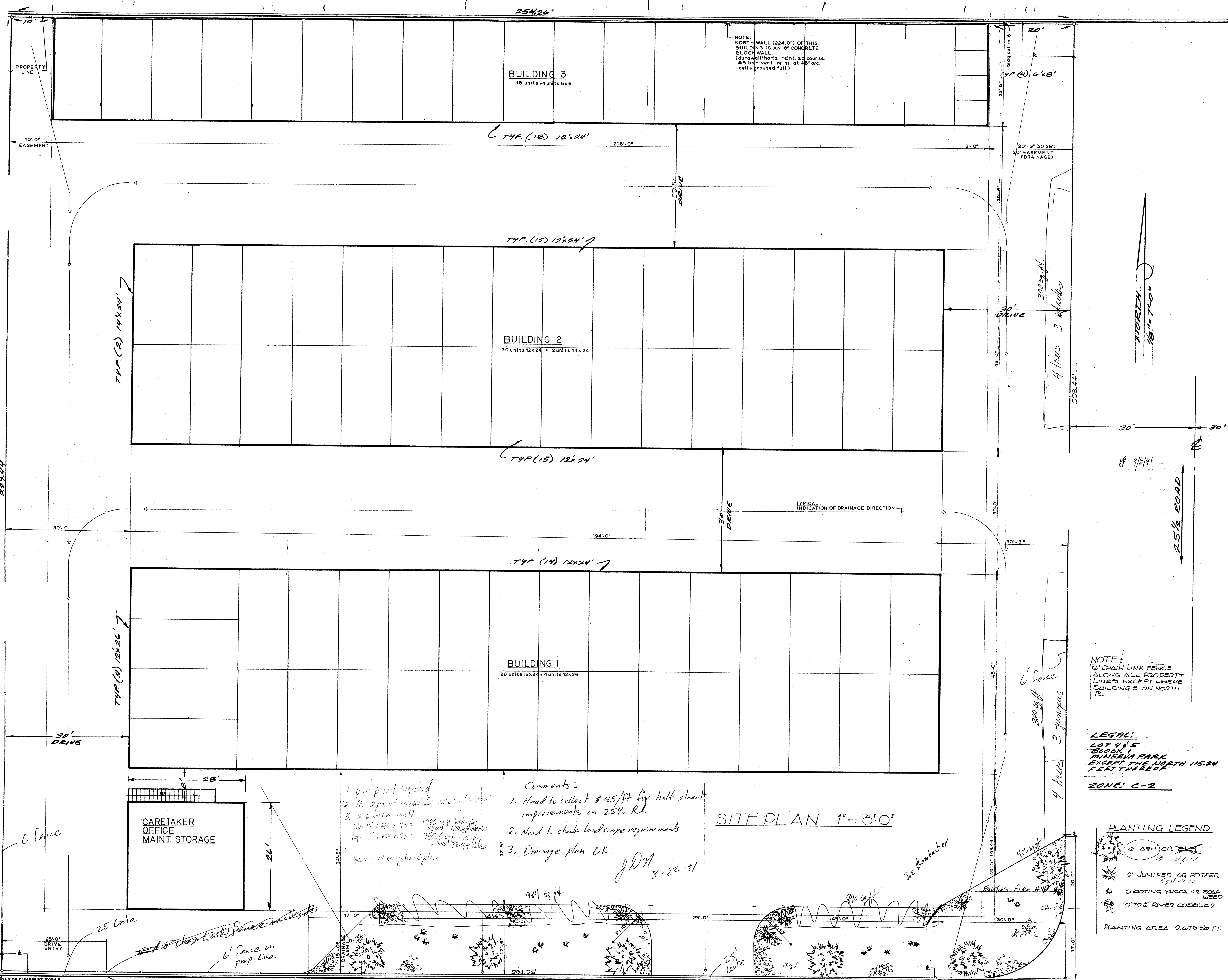


CONC. SLAB FOUNDATION PLAN 1/4" = 1'-0"

REVISIONS	BY

STORAGE RENTAL UNITS
 9546 W. PINYON AVE.
 FOR MR. & MRS. LOUIS WINGO

DRAWN	LDW
CHECKED	
DATE	7/11/91
SCALE	AS NOTED
JOB NO.	489
SHEET	
OF	2 SHEETS



REVISIONS	BY

STORAGE RENTAL UNITS
25 1/2 W. PINYON AVE.
FOR: MR. TIMES LOUIS WINGO
BOB TURNER ALC

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	
1	
OF 2 SHEETS	