

DATE SUBMITTED: 2/25/91

PERMIT # 38062

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 735 South Ave

SQ. FT. OF ^{addition} BLDG: 528

SUBDIVISION: City of G.J.

SQ. FT. OF LOT: 112.5' x 125'

FILING # _____ BLK # 159 LOT # 1, 2, 3, 4, 5
1/2 of 15

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-144-44-002, 003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Mesa Youth Services

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 735 South Ave.

offices

PHONE: 245-5555

DESCRIPTION OF WORK AND INTENDED USE:
expansion of offices

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: I-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F 25 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 65

CENSUS TRACT #: 8

PARKING SPACES REQ'D: 10

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: Non-conforming use - see file #14-91

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: 2/25/91

APPROVED BY: Kathy Porter

Mike Boyle
SIGNATURE

File #14-91 Expansion of Non-Conforming Use, 735 South Ave.,
Partners, Inc.

COMMUNITY DEVELOPMENT

-Professional/Government offices are not allowed in the I-1 zone. Therefore, the Partners office is a nonconforming use. However, Section 4-9-2.B.1 of the Zoning and Development Code allows for structural expansion not exceeding 50% of the existing gross floor area of the structure.

-The proposed addition of 528 sq. ft. is 22% of the existing gross floor area of 2400 sq. ft.

-Required parking for the existing offices and proposed expansion is 10 spaces. The existing parking for 20 cars is more than adequate.

-Side and rear yard setbacks in the I-1 zone are 0'.

-Landscaping is existing in the ROW between the sidewalk and street, consisting of grass and trees.

-The parking area must be striped or spaces delineated by parking blocks. Some type of barrier; parking blocks, curbing or fencing, is required along the west property line to prevent cars from pulling directly onto the alley.

CITY ENGINEER COMMENTS

-90 stalls shall be 9' wide by 18'6" long with a minimum two way isle way of 25'.

-The two stalls shown nearest to South Ave. are too close to the street and should be used for landscaping and visibility triangle requirements.

-Raised median, curbing or bumper blocks should be installed to divide parking area from alley-way.

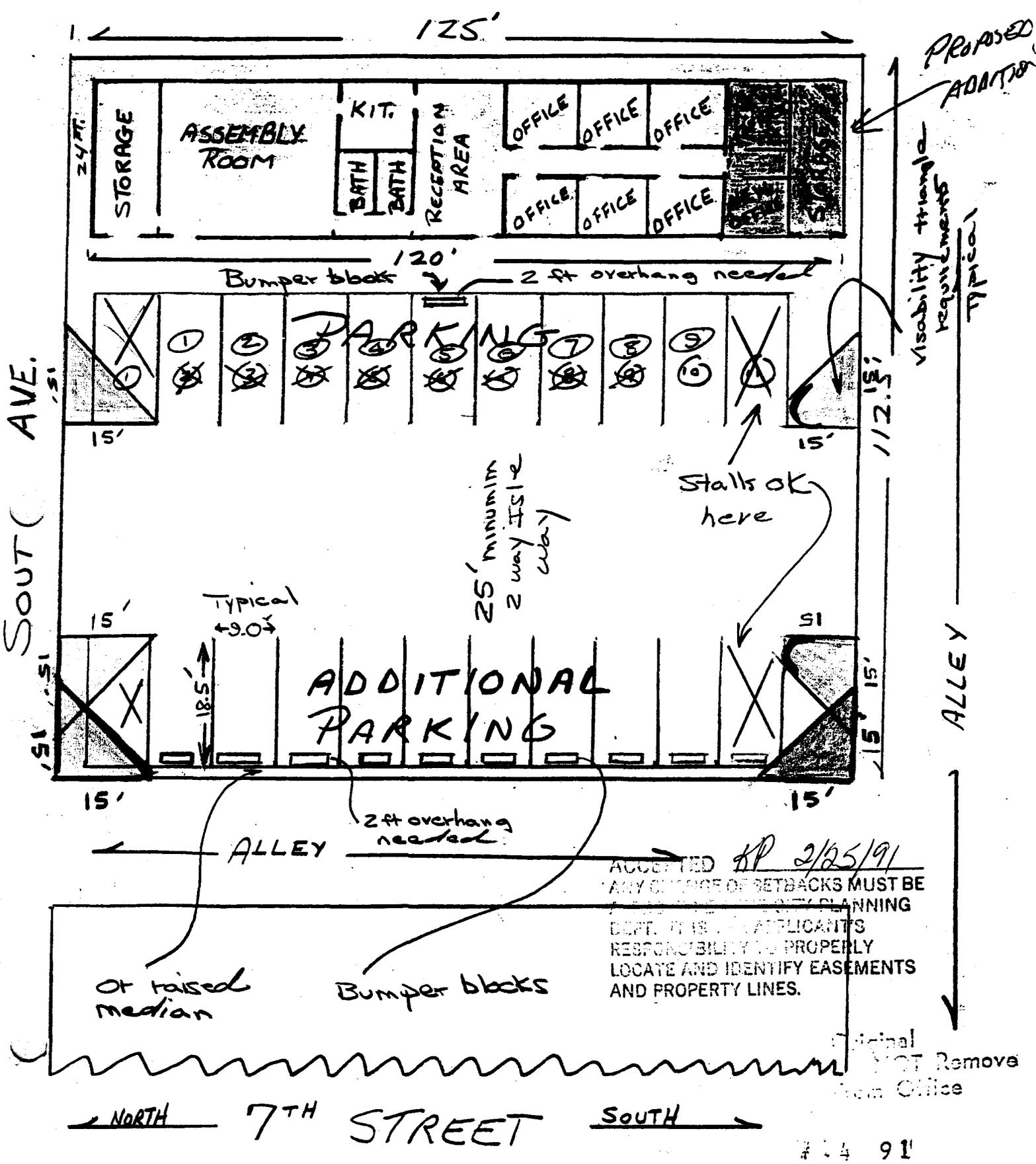
-Visibility triangles at parking lot entry corners and at corner of alley-ways should not have plant growth or fencing higher than 2.5' from pavement surface.

-A minimum 2' bumper overhang is needed on both sides of lot.

-See attached drawing.

SITE PLAN - PARTNERS INC.
 PROPOSED OFFICE/STORAGE ADDITION

135 SOUTH AVE
 # 2945 144 44 002
 LOTS 11, 12, 13, 14, + 1/2 15



ACCEPTED KP 2/25/91
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Original
 NOT Remove
 from Office