

DATE SUBMITTED: Sept. 9, 92

PERMIT NO. 42902

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 339 N. 6th Street SQ. FT. OF BLDG: 2,700 sq ft

SUBDIVISION _____ SQ. FT. OF LOT: 150' X 100'

FILING # _____ BLK # 82 LOT # 13-16 NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-143-05-007 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Rand Investments USE OF EXISTING BUILDINGS: Office

ADDRESS 175 Grand Ave. DESCRIPTION OF WORK AND INTENDED USE: Office - Remodel 1700 sq ft
New 1,000 sq ft

TELEPHONE: _____

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

FOR OFFICE USE ONLY

ZONE B-3 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 65' E Grand GEOLOGIC HAZARD: YES _____ NO _____
25' E 6th

SIDE 0 REAR 0 CENSUS TRACT: 1 TRAFFIC ZONE: 42

MAXIMUM HEIGHT 40 PARKING REQ'MT 10 spaces / 13 provided

LANDSCAPING/SCREENING REQUIRED: 937 sq ft. - see attached approved plan SPECIAL CONDITIONS: see attached memo dated Sept. 23, 1992

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.

Katherine M. Porter
Department Approval

[Signature]
Applicant Signature

9/23/92
Date Approved

9-9-92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

September 23, 1992

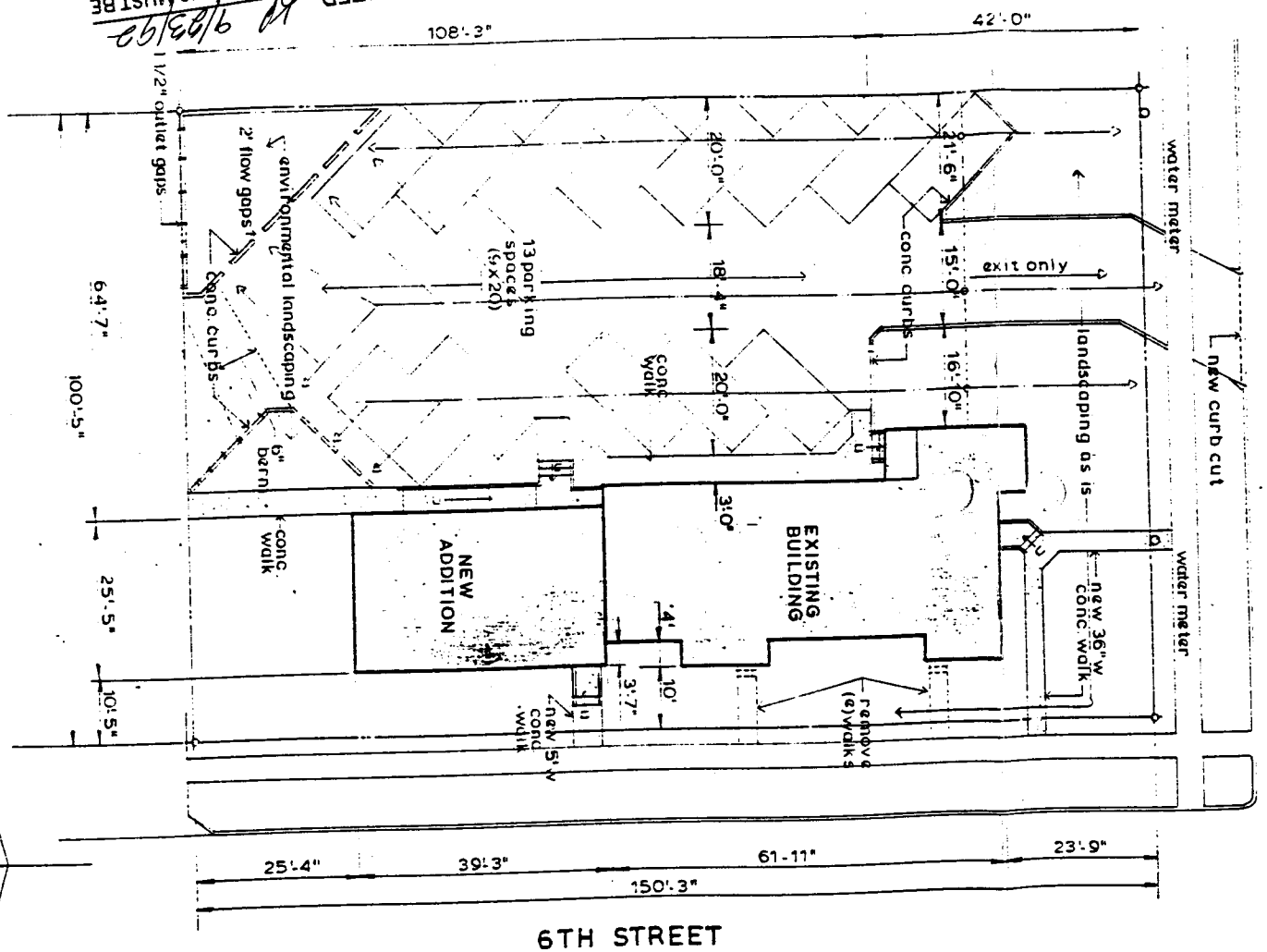
RE: Southwest corner of 6th and Grand Development

The revised drainage and grading plan and calculations will be submitted to the City Engineer by Monday, September 28, 1992 as agreed upon by Roger Wilcox and Joe Krabacher in a meeting with Community Development and Public Works staff. The plan must be approved by the City Engineer prior to commencing construction of the parking lot.

The 3 street trees along Grand Avenue as shown on the landscaping plan drawn by Clarke & Co., dated 9/10/92 must be relocated to the south of the sidewalk to allow for future widening of Grand Avenue. An underground, pressurized irrigation system is required for all landscaped areas.

Kathleen M. Poston
9/23/92

ACCEPTED
 ANY CHANGE IN BACKS MUST BE
 9/18/92



GRAND AVENUE

PLOT PLAN 1" = 20'-0"

surface drainage flow

EXISTING BUILDING - 782 SF

ROOF AREA: 2780 SF
 CONTRIB. TO PAVED AREA 1390 SF

PAVED AREA: (LENGTH 110.0' x 1) = 666 SF
 PARKING: 108.25 x 61.583 = 225 SF
 DRIVE: 15.00 x 15.00 = (1650 SF)
 'HOLDING AREA'
 (ADDITIONAL DRIVE DRAINS NORTH)
 150.25 x 100.417 = 15088 SF

LOT AREA: 15088 SF
 BUILDING 2780 SF
 PAVED 6241 SF
 LANDSCAPED AREA: 1420 SF

RATIONAL METHOD: COMP. C = 0.44 (areas)
 CF = 100 YRS 1.25; 25 YRS 1.0
 I = 3.5 IN/HR
 C = PAVEMENT & ROOFS 0.90 - 0.95
 LANDSCAPED AREAS 0.15 - 0.25
 Q = 0.27 cfs

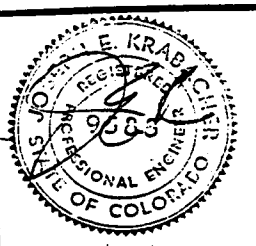
CRCOG METHOD:
 Tc = 12.46 minutes
 RO = 161.18 cf minimum
 230.26 cf maximum
 AREA PROVIDED: 650 SF
 (383 SF 4" d req'd for maximum)
 1/4" release slots: 0.95 cfs x 6 = 5.7 cfs

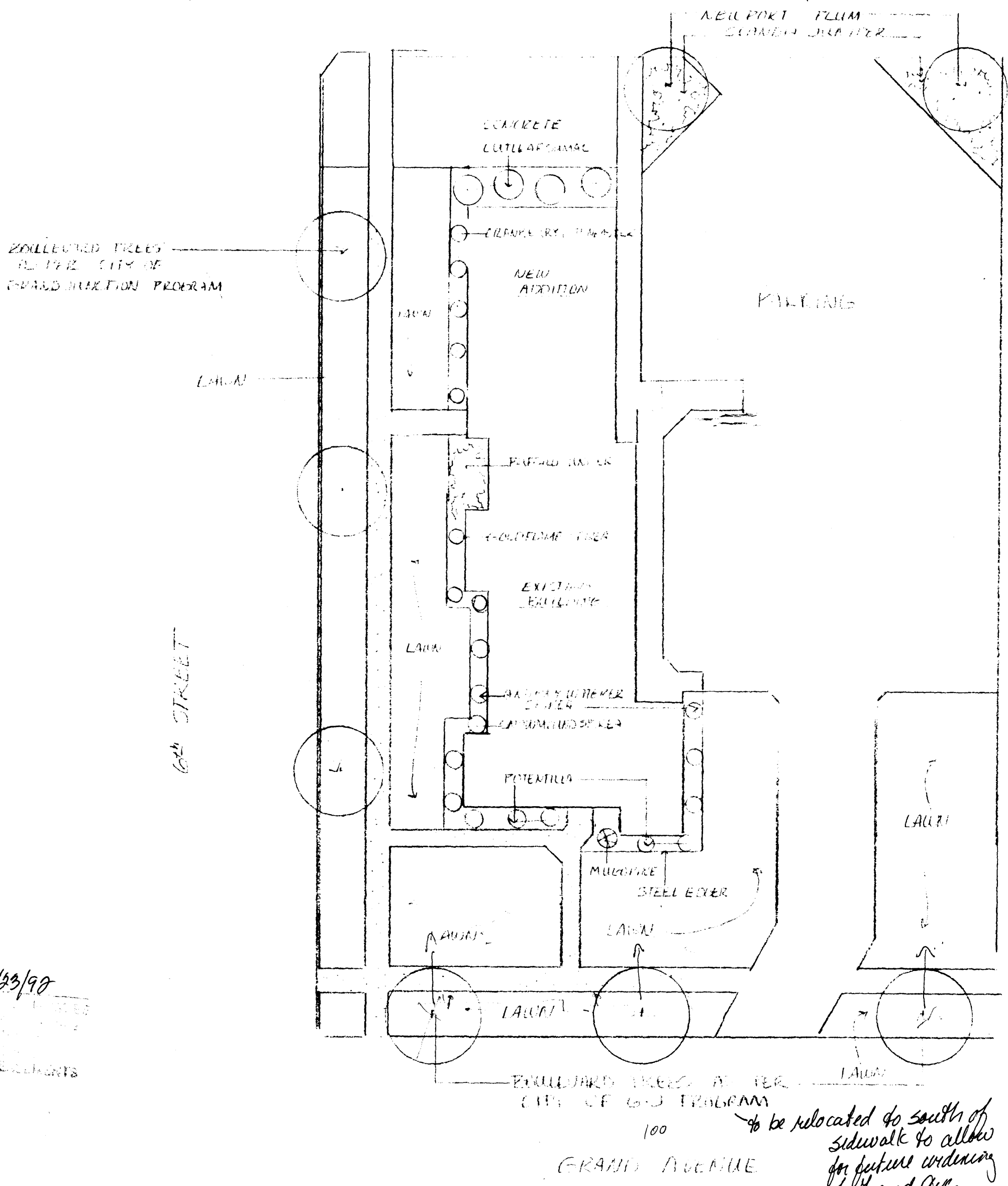
EMODEL & ADDITION
FICE BUILDING
 339 N. 6TH STREET
 GRAND JUNCTION

COORDINATOR
 ROGER WILCOX
 245-5180

KRABACHER ASSOCIATES
 ARCHITECT & ENGINEER
 243-9248

DATE: 8/17/92
 DRAWN: [initials]
 CHECKED: [initials]
 APPROVED: [initials]
 REVISED: 9/18/92





150

ACCEPTED RP 9/23/90
 ALL DIMENSIONS AND LOCATIONS
 TO BE VERIFIED BY THE ARCHITECT
 AND ENGINEER PRIOR TO CONSTRUCTION

Grand Ave. 375' off.
 6th St. 562' off.

REVISIONS	D

GARRETT HALLREK (M.S.T.)

Clarke & Co.
 2336 K Road
 Grand Junction, Colorado 81505
 (303) 241-5317



DRAWN MEC
CHECKED
DATE 9-10-90
SCALE 1" = 20'
JOB NO.
SHEET 1
OF 1 SHEETS