

DATE SUBMITTED 4-7-94

BUILDING PERMIT NO. 48695

FEE \$ 1000

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 2177 N 12th
SUBDIVISION _____
FILING _____ BLK _____ LOT _____
TAX SCHEDULE NO. 2945-122-00-115
OWNER Adams, William V.
ADDRESS 2186 Quail Ct GJ
TELEPHONE 245-5065

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8' x 23'
SQ. FT. OF EXISTING BLDG(S) 23' x 23'
NO. OF FAMILY UNITS 6
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
USE OF EXISTING BLDGS Print Shop
DESCRIPTION OF WORK AND INTENDED USE:
Enclosing Screen patio for printing

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE PB
SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
Side _____ from property line
Rear _____ from property line Per file
Maximum Height _____
Maximum coverage of lot by structures _____
Landscaping/Screening Req'd _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 60 TRAFFIC ZONE 28
Parking Req'mt _____
File Number _____
Special Conditions: # of Employees
Playing Game -
16 Pking Spaces - only 7 req'd

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval [Signature] KP
Date Approved 4-7-94

Applicant Signature [Signature]
Date 4-7-94

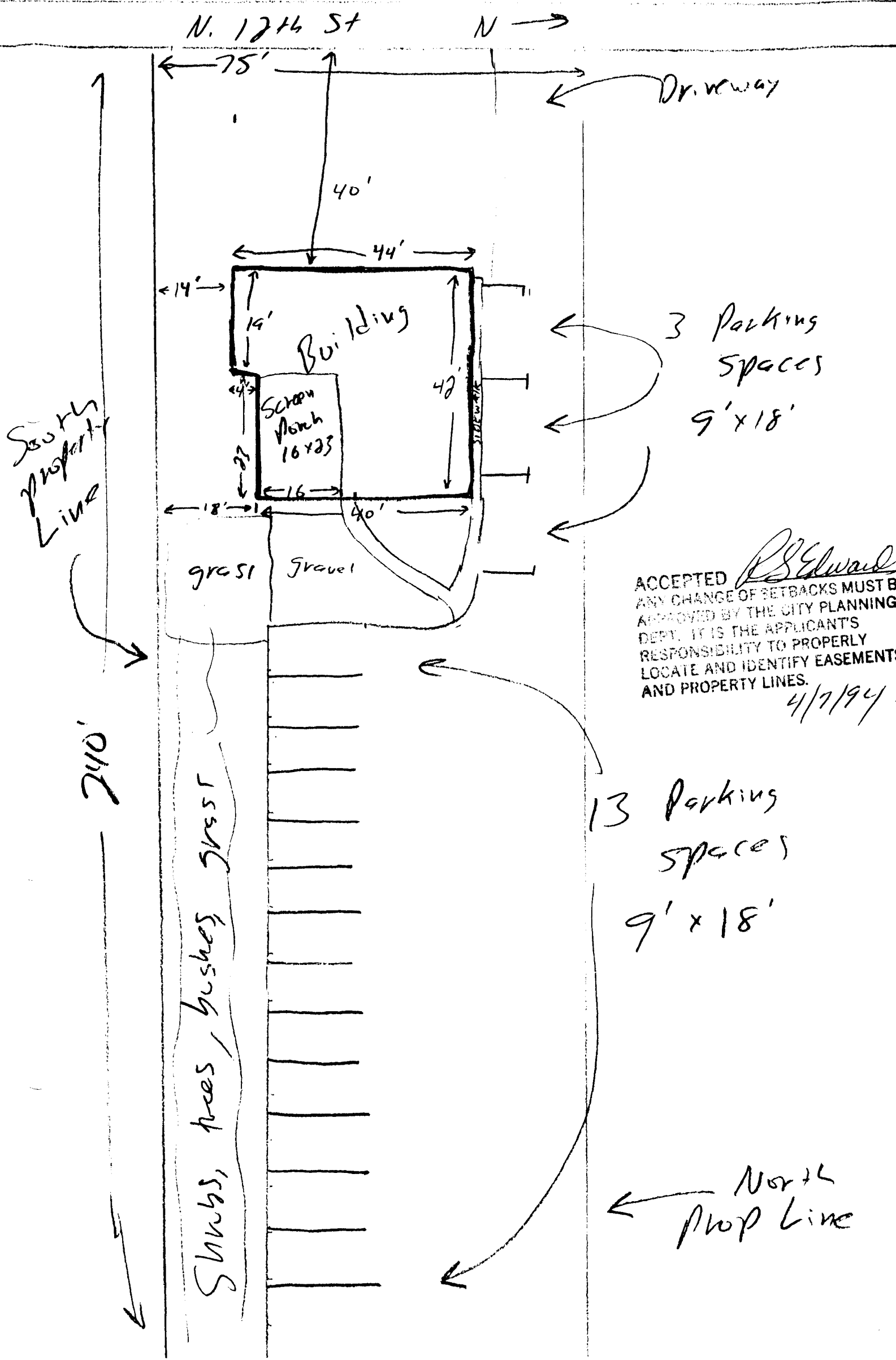
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)

Site Plan - Adams Quikprint

2177 N 12th St 245-5065

Scale = 1/4" = 5'

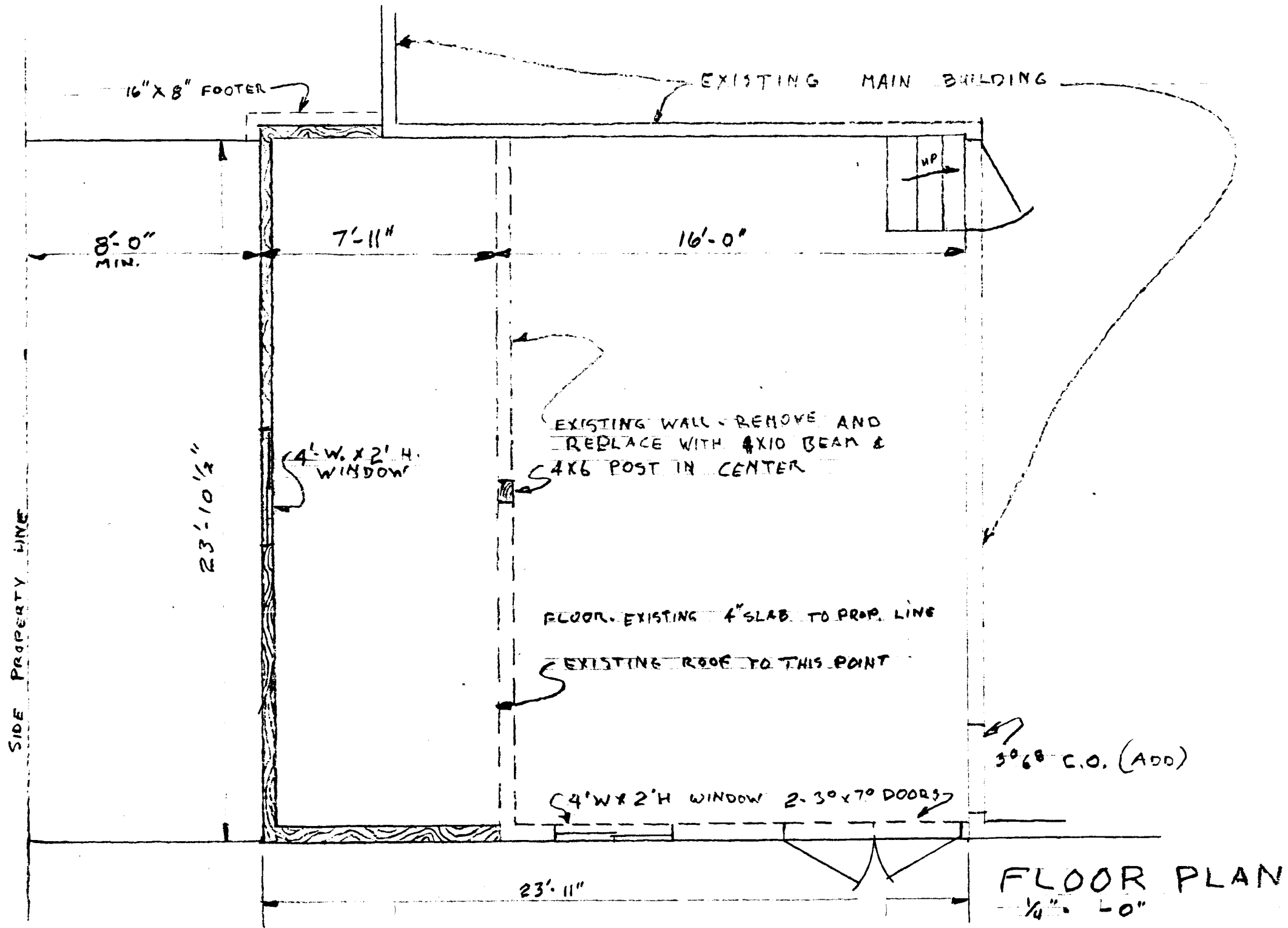


3 Parking spaces
9' x 18'

ACCEPTED *R. Edwards*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.
4/7/94

13 Parking spaces
9' x 18'

North Prop Line



16" X 8" FOOTER

EXISTING MAIN BUILDING

8'-0"
MIN.

7'-11"

16'-0"

WP

SIDE PROPERTY LINE

23'-10 1/2"

4' W. X 2' H. WINDOW

EXISTING WALL - REMOVE AND REPLACE WITH 4X10 BEAM & 4X6 POST IN CENTER

FLOOR - EXISTING 4" SLAB TO PROP. LINE

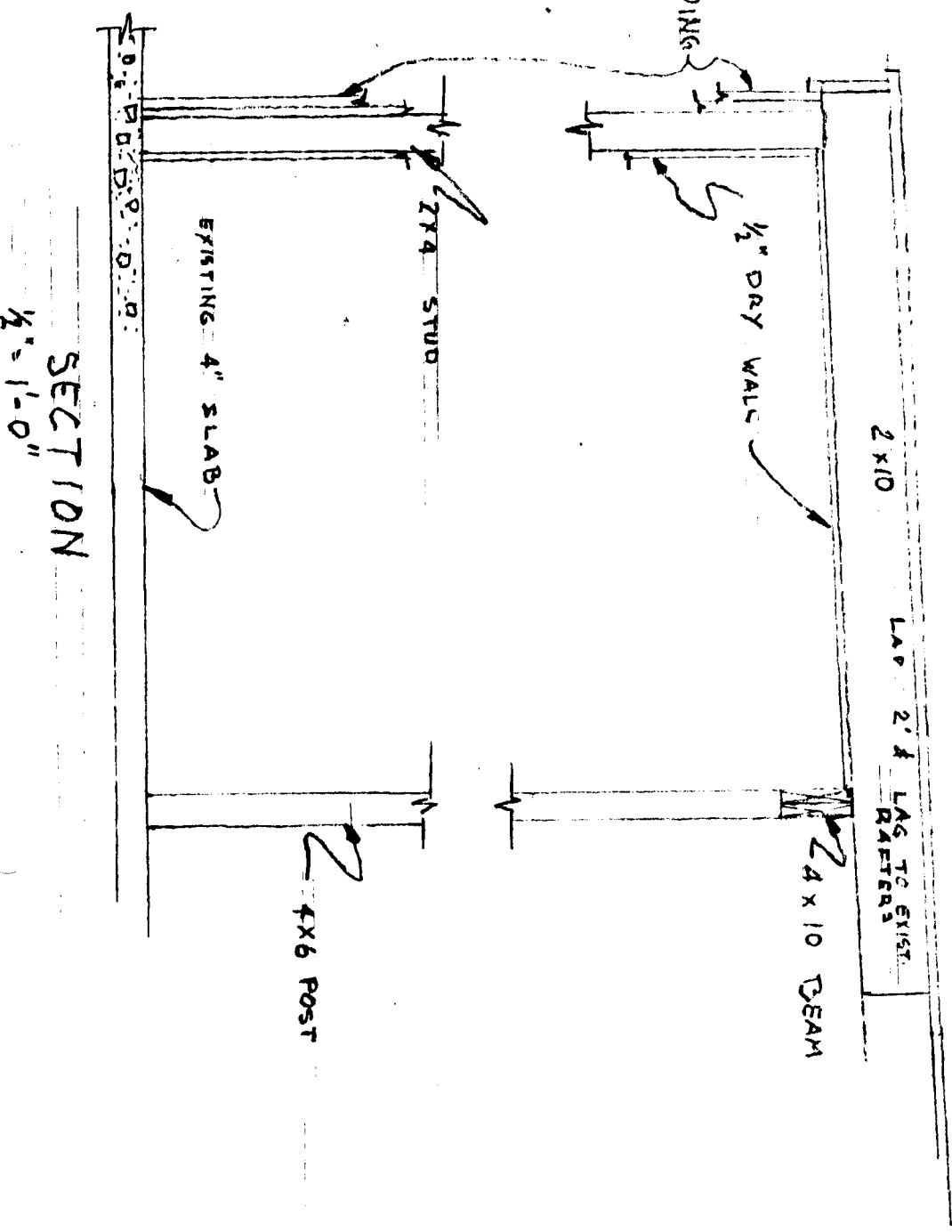
EXISTING ROOF TO THIS POINT

3068 C.O. (ADD)

4' W X 2' H WINDOW 2-30 X 70 DOORS

23'-11"

FLOOR PLAN
1/4" = 1'-0"



SECTION
 1'-0"

R-11 Insulation
 R-16 Ceiling

Adams' Overprint
 2122 N. 24th St
 Grand Jet 81521
 245-5065