

DATE-SUBMITTED 2/24/94

BUILD PERMIT NO. 47865

FEE \$ 145 pd of site plan review

PLANNING CLEARANCE

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

BLDG ADDRESS 2853 NORTH AVE.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8044

SUBDIVISION MESKS

SQ. FT. OF EXISTING BLDG(S) 3600±

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2943-181-01-972

NO. OF FAMILY UNITS _____
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER MESA ASSET HOLDING CORP.

USE OF EXISTING BLDGS DEMOLISH

ADDRESS 2853 NORTH AVENUE

DESCRIPTION OF WORK AND INTENDED USE:
CONSTRUCT NEW RECREATION HALL

TELEPHONE _____

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

ZONE C-1

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front _____ from property line or 65 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO

Side 0 from property line

CENSUS TRACT N/A TRAFFIC ZONE N/A

Rear 10 from property line

Parking Req't ~~97~~ 97 (67 on-site, 30 off-site)

Maximum Height 40 feet

File Number 30-94

Maximum coverage of lot by structures _____

Special Conditions: *FOUNDATION ONLY*
2 Permit #47865

Landscaping/Screening Req'd _____

*SEE ATTACHED LETTER

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]

Applicant Signature [Signature]

Date Approved 3/11/94

Date 2/24/94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

March 11, 1994



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

Mr. Steve Colony, Project Manager
Alpine C.M., Inc.
1111 South 12th Street
Grand Junction, CO 81501

RE: Knights of Columbus Hall

Dear Steve,

Your response to comments on the proposed new building at 2853 North Avenue addressed many of the concerns and questions of the review agencies; however, there are still a number of items that must be addressed during the project which I have outlined below.

1. Prior to issuance of a Foundation Only Building Permit:

- Submit a revised plan showing: driveway changes, signage for right-in, right-out only at eastern driveway, landscaping on north end of middle parking island, locations of lighting, fencing.

2. Prior to issuance of a Full Building Permit:

- Parking lease for remaining 30 spaces.
- Improvements Agreement and Guarantee for public improvements (sidewalk and curb cut improvements).
- Warranty Deed for North Avenue right-of-way dedication
- CDOT access permit, if needed
- Payment of Plant Investment Fee

3. Prior to issuance of a Certificate of Occupancy:

- Improvements Agreement and Guarantee for landscaping, irrigation, fencing, and pavement of parking lot if not already installed.
- Detailed landscape plan submitted to Community Development Department for approval. The plan must generally conform with the revised plan in terms of area covered by landscaping, area covered by shrubs, total number and location of shrubs, and total number and location of trees.

Let me know if you have questions regarding these requirements.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner