

FEE \$ Pd w/ SPR

BLDG PERMIT NO. 52172

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

SPR-95-70

Grand Junction Community Development Department

TCP: \$3,904

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 554 25 Rd TAX SCHEDULE NO. 2945-102-00-109

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16,000

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER BILL WELLS NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2156 BUFFALO DRIVE
GRAND JUNCTION, CO NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-2337 USE OF ALL EXISTING BLDGS NONE

(2) APPLICANT STEVE MCCALLUM DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 552 25 ROAD #D NEW CONSTRUCTION/COMMERCIAL RENTAL

(2) TELEPHONE 243-4642

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 Landscaping / Screening Required: YES NO _____

SETBACKS: Front _____ from Property Line (PL) or 45ft from center of ROW, whichever is greater
45ft Parking Req't FOR WHOLESALE/WAREHOUSE USE = 18 spaces

Side 0 from PL Rear 0 from PL Special Conditions: PROJECT APPROVED FOR
WHOLESALE/WAREHOUSE USE W/ PARKING PROVIDED
SEE FILE # SPR 95-70

Maximum Height 40 CENSUS TRACT 4 TRAFFIC ZONE 10

Maximum coverage of lot by structures N/A

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Steve McCallum Date 4-10-95

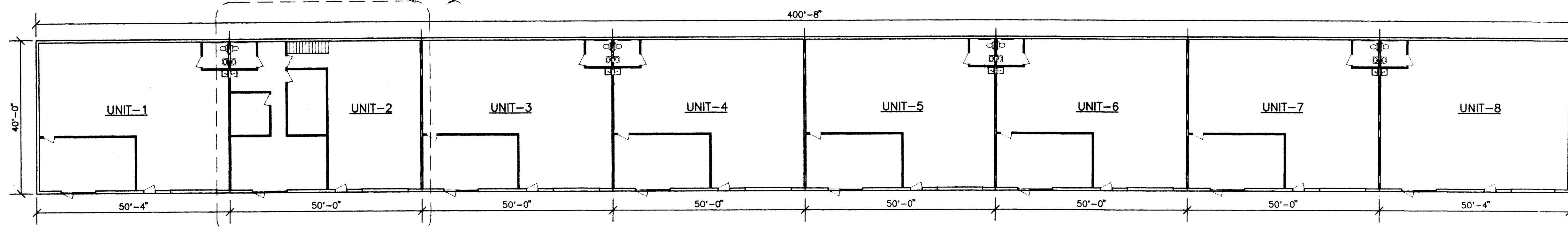
Department Approval Gill Fitz Date 5-10-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8318 - 8 unit of/warehouse

Utility Accounting Millie Fowler Date 5-19-95 24 employees

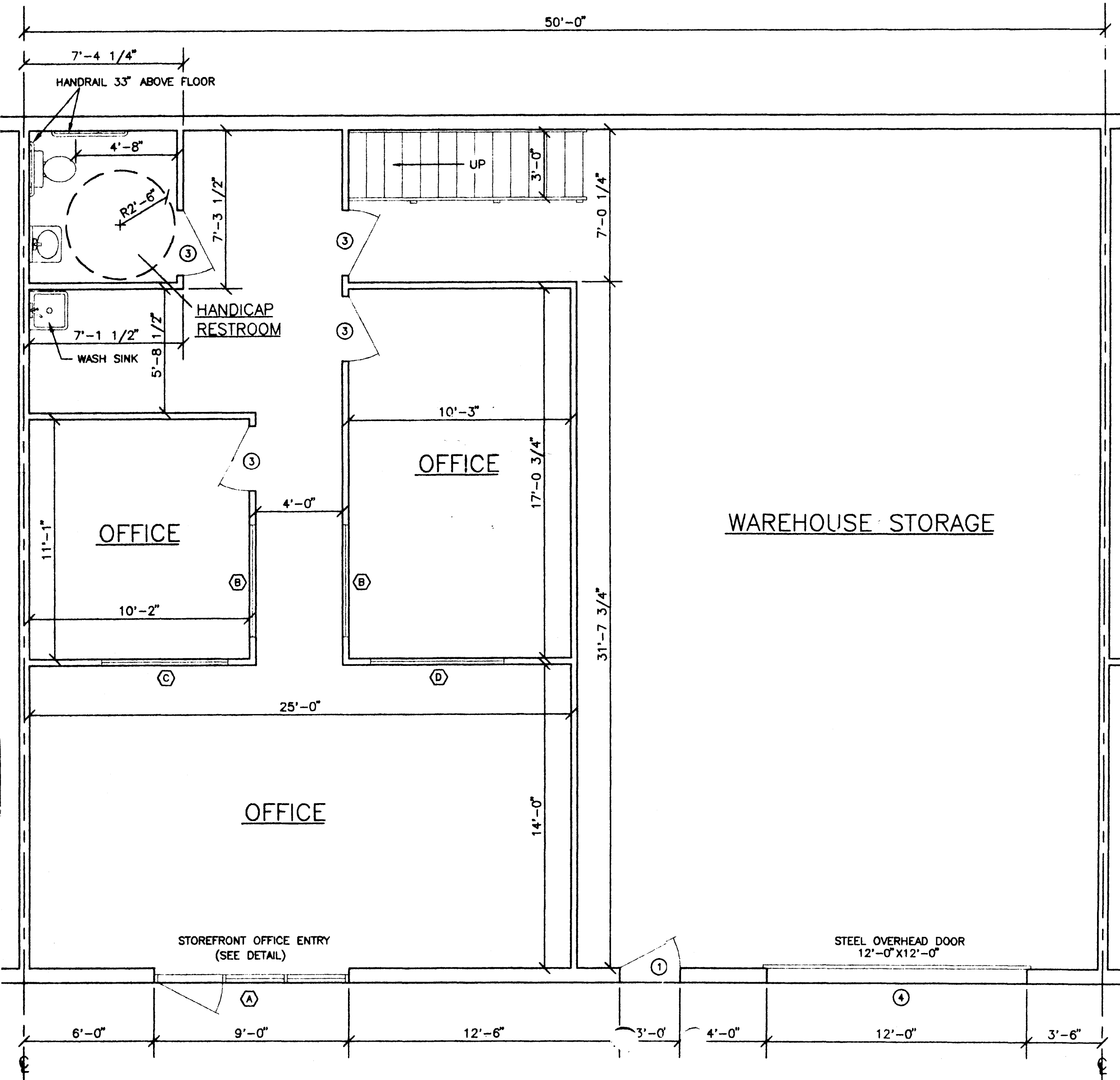
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

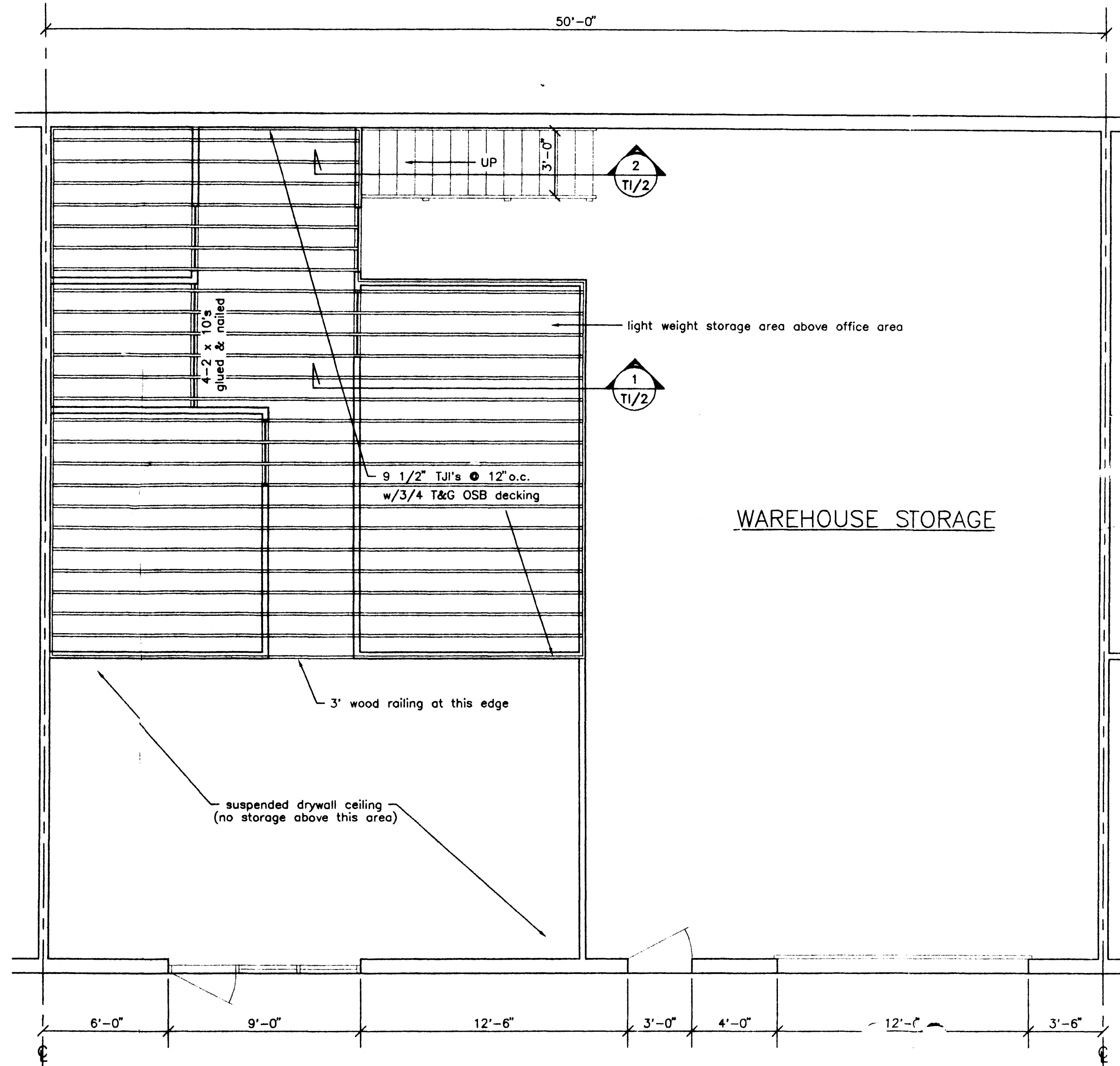


Enlarged Floor Plan

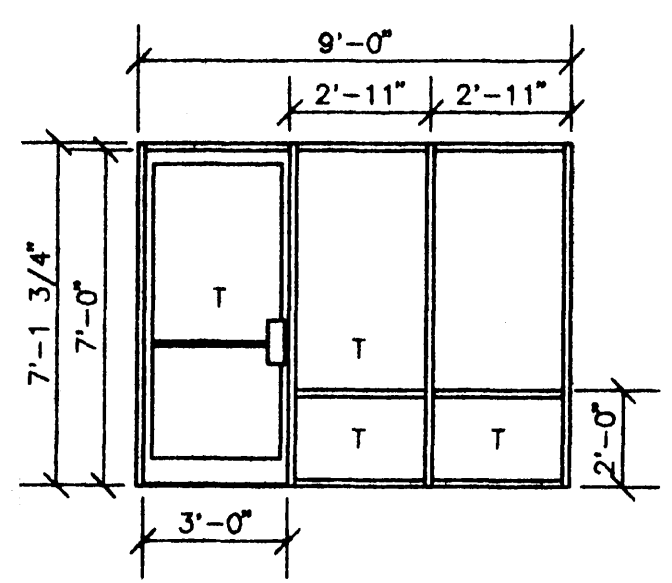
FLOOR PLAN
SCALE 1/16" = 1'-0"



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



UPPER DECK FRAMING PLAN
SCALE 1/4" = 1'-0"



Storefront Entry
SCALE 1/4" = 1'-0"

WINDOW SCHEDULE

TYPE	SIZE	DISCRPTION
(A)	9'-0" x 7'-1 3/4"	Aluminum Storefront entry (see elev.)
(B)	5'-2" x 3'-8"	Fixed glass in wood stops. (1/4" plate)
(C)	5'-10" x 3'-8"	Fixed glass in wood stops. (1/4" plate)
(D)	6'-2" x 3'-8"	Fixed glass in wood stops. (1/4" plate)

DOOR SCHEDULE

TYPE	SIZE	DISCRPTION
(1)	3'-0" x 6'-8"	Hollow metal frame and door
(2)	3'-0" x 6'-8"	Wood door w/half glass
(3)	3'-0" x 6'-8"	Wood door
(4)	12'-0" x 12'-0"	Steel overhead door

REVISIONS	BY

WELLS COMMERCIAL DEVELOPMENT
554 25 Road
Grand Junction, CO. 81505

Columbine Petroleum
Corp. Headquarters
Unit-2

JMK
estimating/consulting
485 1/2 Fruitwood Dr.
Grand Junction, Co. 81504
(303) 434-5818

Date 12/28/95
Scale VARIES
Drawn JMK
Sheet
Of TI-1
Sheets