

Planning \$ <u>5.5</u>	Drainage \$ <u>    </u>
TCP \$ <u>    </u>	School Impact \$ <u>    </u>

BLDG PERMIT NO. <u>066018</u>
FILE # <u>    </u>

## PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

010

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1000 Paterson TAX SCHEDULE NO. 2945-111-00-44

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Grand Junction Real Estate NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 506 Nth. 6th Street

(1) TELEPHONE 241 4130 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT K86 Enterprises USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 1000 Nth 9th DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 245 2046 Manured Roof to hide HVAC

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 B3 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Parking Req'mt \_\_\_\_\_  
 Special Conditions: no change in use

Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_  
 Genusus Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_ Annx # \_\_\_\_\_

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 [Signature] Date 8-29-98

Department Approval [Signature] Date 8-24-98

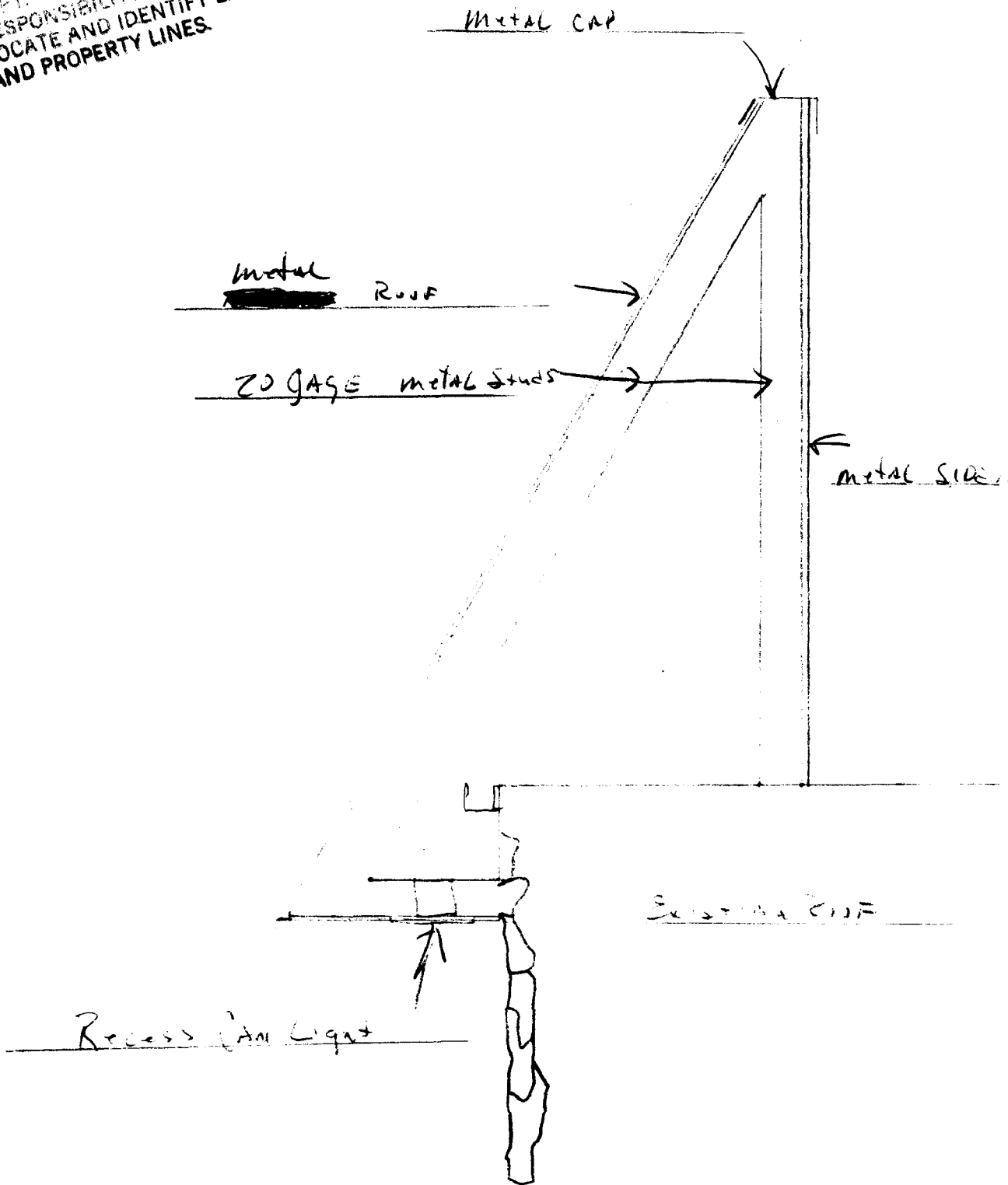
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 12193-7590

Utility Accounting [Signature] Date 8-24-98

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

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

ACCEPTED *K. Valdez*  
*2 per BM* 8-24-98  
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.





ACCEPTED *R. Valdez*  
*R. Valdez*  
2-21-08  
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

**SINGLE LEVEL CMU BLOCK BUILDING  
COMBINATION BUSINESS AND APARTMENT**

RENTAL SPACE

LIQUOR STORE

SALES

APARTMENT

STORAGE

TWO WAY DRIVE

GRAND VAL

TWO WAY

HC  
ROOF DRAIN OUTLET

GUARDRAIL

3.0' CONC. WALK

STEPS

EXIST. GAS METERS

ENTRY

ENTRY

5 SPACES @ 9.0'

1.0' CONC CURB  
3.5' SIDEWALK

PLANTER

1  
SP1  
TYPICAL WHEEL STOP

PLANTER

ENTRY

ENTRY

ENTRY

ENTRY

EXISTING TRANSFORMER

CONC. WALK

CHAINLINK FENCE  
WOOD FENCE

25.0'

19.0'

32.0'

10.5'

5.0'

0.7'

11.0'

6.4'

2.5'

8.3'

3.5'

5.8'

3.5'

12.2'

4.1'

6.8'

28.2'

20.2'

6.6'

3.7'

3.7'

52.0'

27.4'

5.7'

29.8'

32.39'

11.2'

5.7'

19.00'

3.0'

2.47'

4.44'

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