

Foundation only

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>2336</u>

14

BLDG PERMIT NO. # <u>72639</u>
FILE # <u>FPP-1998-131</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2461 F 1/4 RD
 SUBDIVISION HACIENDA PARTNERS LLC
 FILING 1 BLK 2 LOT 1
 OWNER HACIENDA PARTNERS LLC
 ADDRESS 2461 F 1/4 RD G.J.
 TELEPHONE 970-255-7000
 APPLICANT PETER R CARBONE
 ADDRESS 2461 F 1/4 RD G.J.
 TELEPHONE 970-256-0748

TAX SCHEDULE NO. 2945-044-10-006
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 9117
 SQ. FT. OF EXISTING BLDG(S) NA
 NO. OF DWELLING UNITS: BEFORE — AFTER 8
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE — AFTER —
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Res
 DESCRIPTION OF WORK & INTENDED USE: 1 8-dex Building # 2

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE PR
 SETBACKS: FRONT: — from Property Line (PL) or — from center of ROW, whichever is greater
 SIDE: — from PL REAR: — from PL
 MAXIMUM HEIGHT —
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: as per plan
 SPECIAL CONDITIONS: Landscaping for unit and entry must be installed prior to C.O.
 CENSUS TRACT 9 TRAFFIC ZONE 4 ANNEX —

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 Grand Junction 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 Peter Carbone CONST. —
 Department Approval Kathy Porter

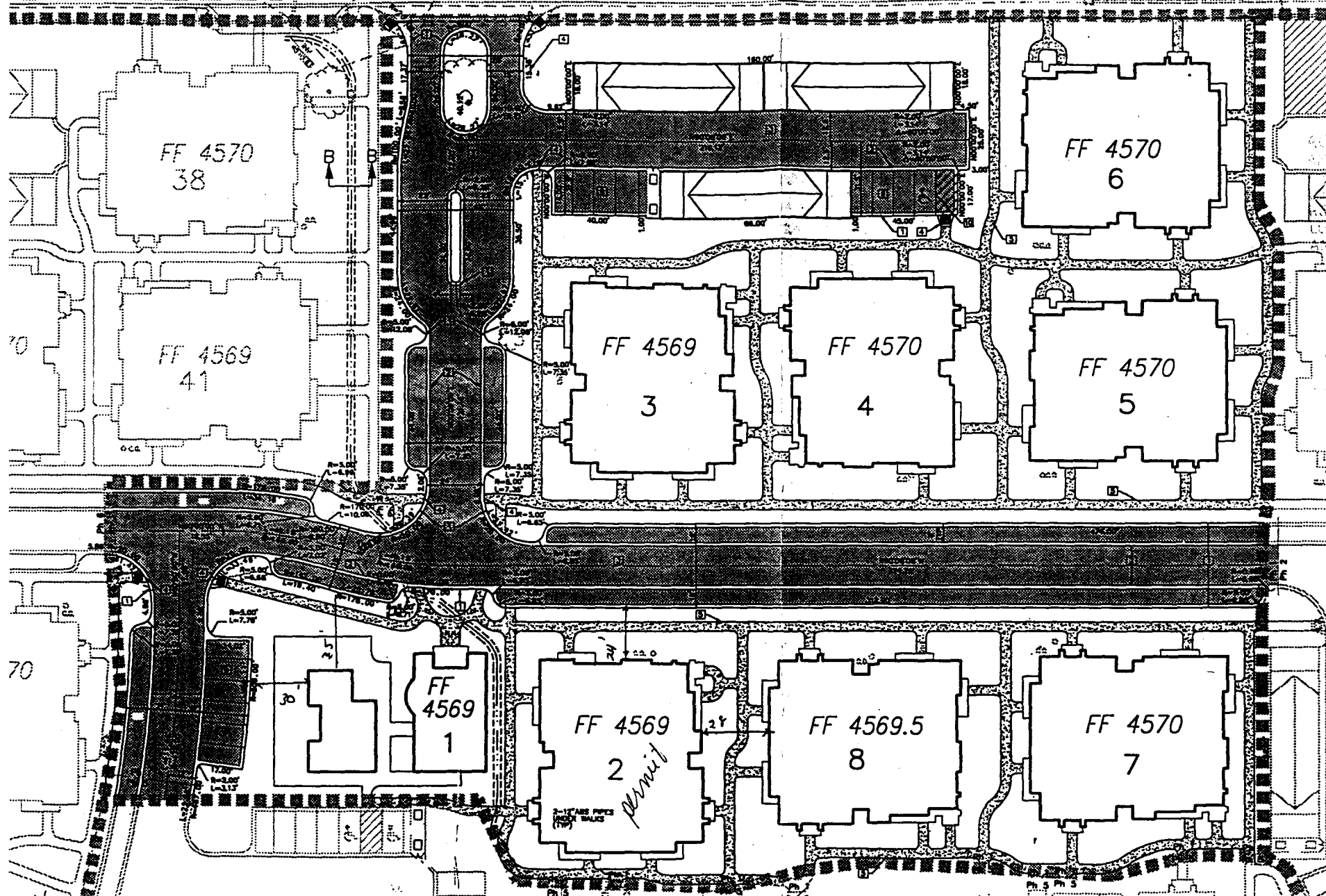
Date 10/25/98
 Date 10/25/98

ditional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>12654</u>
Utility Accounting <u>C. Bensley</u>	Date <u>10/26/99</u>

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

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

F.25 ROAD



RD 10/25/99
 THE CITY PLANNING DEPARTMENT HAS REVIEWED THE APPLICANT'S REQUEST FOR EASEMENTS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
 for building #2 only

BENCHMARK

NUMBER 5 REBAR - N 50848.6291	E 20855.4721	ELEV 4565.05
NUMBER 5 REBAR - N 50873.5790	E 21420.0682	ELEV 4565.82
NUMBER 5 REBAR - N 50767.2831	E 21946.6886	ELEV 4567.59

APPROVALS:

APPROVED FOR COMPLIANCE WITH CITY CODE:

CITY DEVELOPMENT ENGINEER _____ TITLE _____ DATE _____

CITY COMMUNITY DEVELOPMENT _____ TITLE _____ DATE _____

CITY UTILITY ENGINEER _____ TITLE _____ DATE _____

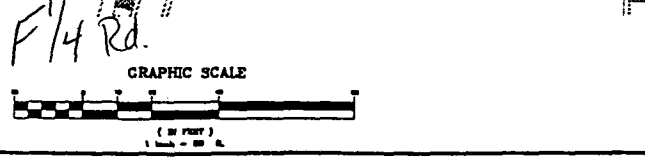
UTIC WATER CONSERVANCY DISTRICT _____ TITLE _____ DATE _____

PAVEMENT ALTERNATIVE SECTIONS

PAVEMENT SECTION LOCATIONS	PAVEMENT SECTION-SU		
	HP	ABC	TOTAL
PARKING LOTS SPACES AND DRIVEWAYS INTO LOTS	3	7	10
WEST ROADWAY TO WEST ENTRANCE ROAD	4	3	9
SOUTH ROADWAY	4	7.5	11.5
EAST ROADWAY TO EAST ENTRANCE ROAD AND WEST ENTRANCE ROAD	4	8.5	12.5
EAST ENTRANCE ROAD	4	9	13

HP = HOT BITUMINOUS PAVEMENT
 ABC = AGGREGATE BASE COURSE, CLASS C

263-1100



- PAVING CONSTRUCTION NOTES:
- INSTALL 6" CURB AND GUTTER PER COGJ STD. SHEET 14.
 - INSTALL 4" VALLEY GUTTER, SEE DRIVEWAY DETAILS. SHEET 15.
 - INSTALL ASPHALT STRUCT. SECTION PER TABLE.
 - INSTALL HANDICAP RAMPS PER COGJ STD. SHEET 13.
 - INSTALL 5" WIDE SIDEWALK PER COGJ STD. SHEET 14.
 - CONSTRUCT DRAINAGE PAN & DRIVEWAY RETURN PER SHEET 14.
 - MATCH GRADE AT EXISTING PAVEMENT.
 - INSTALL STOP SIGN AND PAINT STOP BARS, TYP.
 - PART 807 PARKING STALLS 9' x 18.5', TYP.
 - PART 807 HANDICAP PARKING STALL AND ACCESSIBLE PARKING SIGN AND CONSTRUCT ACCESSIBLE CURB RAMP.
 - REMOVE EXISTING CURB RETURNS, HANDICAP RAMPS, AND PAVEMENT, CONSTRUCT NEW CURB, CURB RETURNS, HANDICAP RAMPS AND PAVEMENT.
 - CONSTRUCT TURF BLOCK EMERGENCY VEHICLE ACCESS.
 - INSTALL 5" WIDE SIDEWALK, THICKENED TO 5 1/2" IN TURF BLOCK AREAS.
 - CONSTRUCT 3" CURB OPENING.

PROJECT NO. 067733.00
 DWG. NAME 1300P-12
 4 22

HACIENDA PHASE 1 PAVING AND HORIZONTAL CONTROL GRAND JUNCTION, COLORADO

Kimley-Horn and Associates, Inc.
 1888 KIMLEY-HORN AND ASSOC. INC.
 Engineering, Planning, and 1818 Arapahoe Street, Suite 900
 Environmental Consultants Denver, Colorado 80202 (303) 444-9332

DATE: JULY 1998
 CHECKED BY: J. D. B. (JDB)
 SCALE: AS SHOWN
 DRAWN BY: J. D. B. (JDB)