

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

BLDG PERMIT NO. <u>73013</u>
FILE # <u>FPP-1998-131</u>

POS 1,800

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 <u>2461 F¹/₄ Rd</u>	TAX SCHEDULE NO. <u>2945-094-10-006</u>
SUBDIVISION <u>Honestead/Hunters Glen</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>917</u>
FILING <u>1</u> BLK <u>2</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>NA</u>
OWNER <u>ABELENDA PTS LLC</u>	NO. OF DWELLING UNITS: BEFORE <u>—</u> AFTER <u>8</u>
ADDRESS <u>2461 F¹/₄ Rd</u>	CONSTRUCTION
TELEPHONE <u>255 7000</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>—</u> AFTER <u>—</u>
APPLICANT <u>HORIZON BIDS OR GD LLC</u>	CONSTRUCTION
ADDRESS <u>2461 F¹/₄ Rd</u>	USE OF ALL EXISTING BLDGS <u>RES</u>
TELEPHONE <u>256 0748</u>	DESCRIPTION OF WORK & INTENDED USE: <u>1 8-plex Building #3</u>

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 <u>PR</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>as per plan</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>yes</u>
SIDE: <u>—</u> from PL REAR: <u>—</u> from PL	SPECIAL CONDITIONS: <u>—</u>
MAXIMUM HEIGHT <u>—</u>	CENSUS TRACT <u>49</u> TRAFFIC ZONE <u>44</u> ANNEX <u>—</u>
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>—</u>	

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 <u>[Signature]</u>	Date <u>11/23/99</u>
Department Approval <u>[Signature]</u>	Date <u>11/23/99</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12720</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/23/99</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)

HACIENDA
PHASE 1 PAVING AND
HORIZONTAL CONTROL
GRAND JUNCTION, COLORADO

Kimley-Horn
and Associates, Inc.



DATE: JULY 1988
DRAWN BY: [blank]
CHECKED BY: [blank]
DESIGNED BY: [blank]
SCALE: (N) 1" = 40'
ENGR. NO. 1988-0001
Environmental Consultants, Denver, Colorado 80202 (303) 444-8332

PROJECT NO.
087733100
SHEET NAME
3300P-01C

PAYMENT ALTERNATIVE SECTIONS		PAYMENT SECTION	
SECTION	LOCATIONS	AMP	TOTAL
PARKING LOTS	SPRINKLER	3	7
TO WEST	ENTRANCE ROAD	4	3
SOUTH	ROADWAY	4	7.5
EAST	ROADWAY	4	6.5
TO EAST	ENTRANCE	4	12.5
TO WEST	ENTRANCE	4	13
EAST	ENTRANCE	4	13

BENCHMARK NUMBER 5 REBAR	N 50649.6291
	E 20955.4721
	ELEV 4565.05
NUMBER 5 REBAR	N 50871.5790
	E 21420.0682
	ELEV 4565.82
NUMBER 5 REBAR	N 50787.2831
	E 21846.6886
	ELEV 4567.59

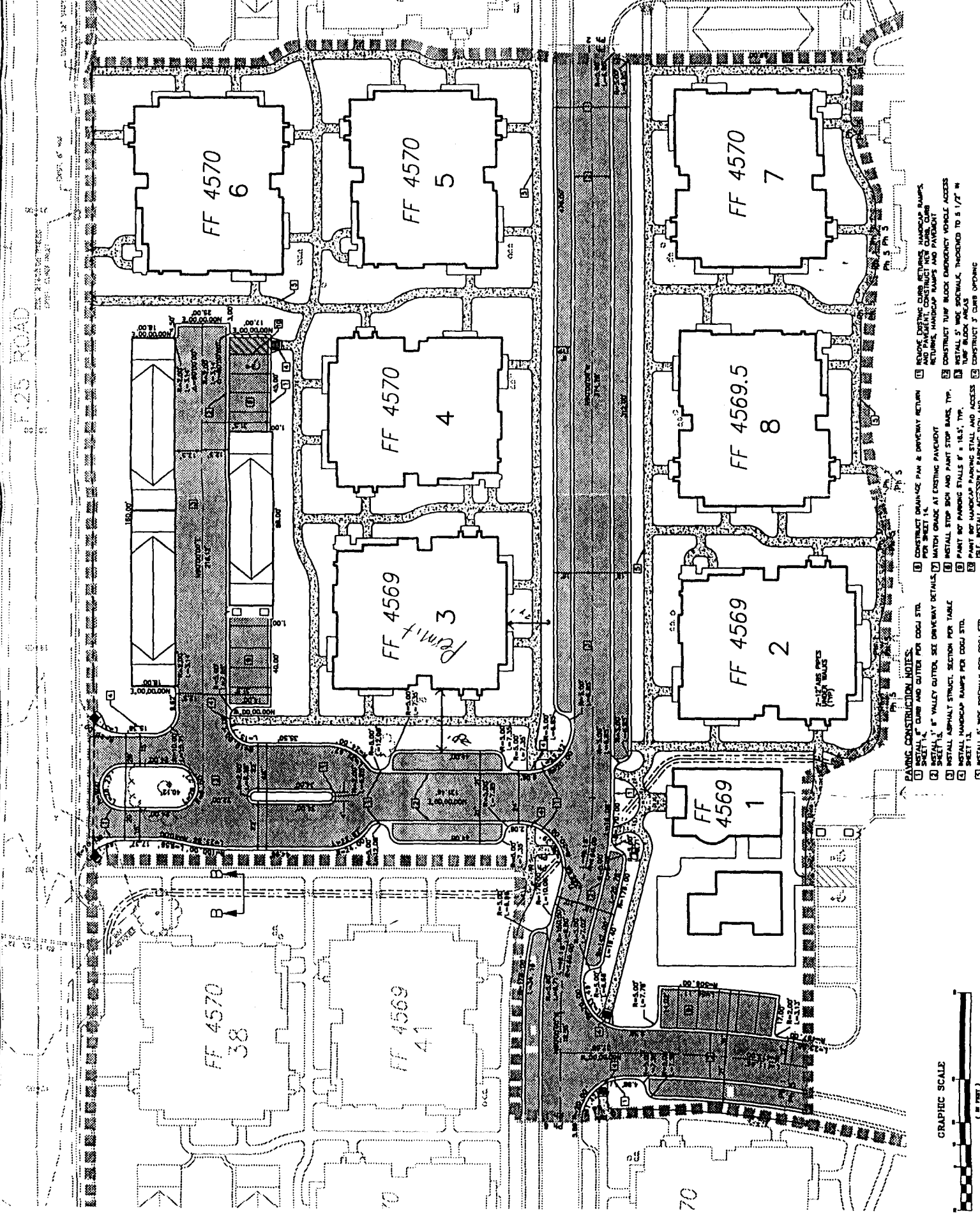
APPROVALS

APPROVED FOR COMPLIANCE WITH CITY CODE

CITY DEVELOPMENT DEPARTMENT	TITLE	DATE
CITY COMMUNITY DEVELOPMENT	TITLE	DATE
CITY UTILITY DEPARTMENT	TITLE	DATE
UTILITY WATER CONSERVANCY DISTRICT	TITLE	DATE

263-1100

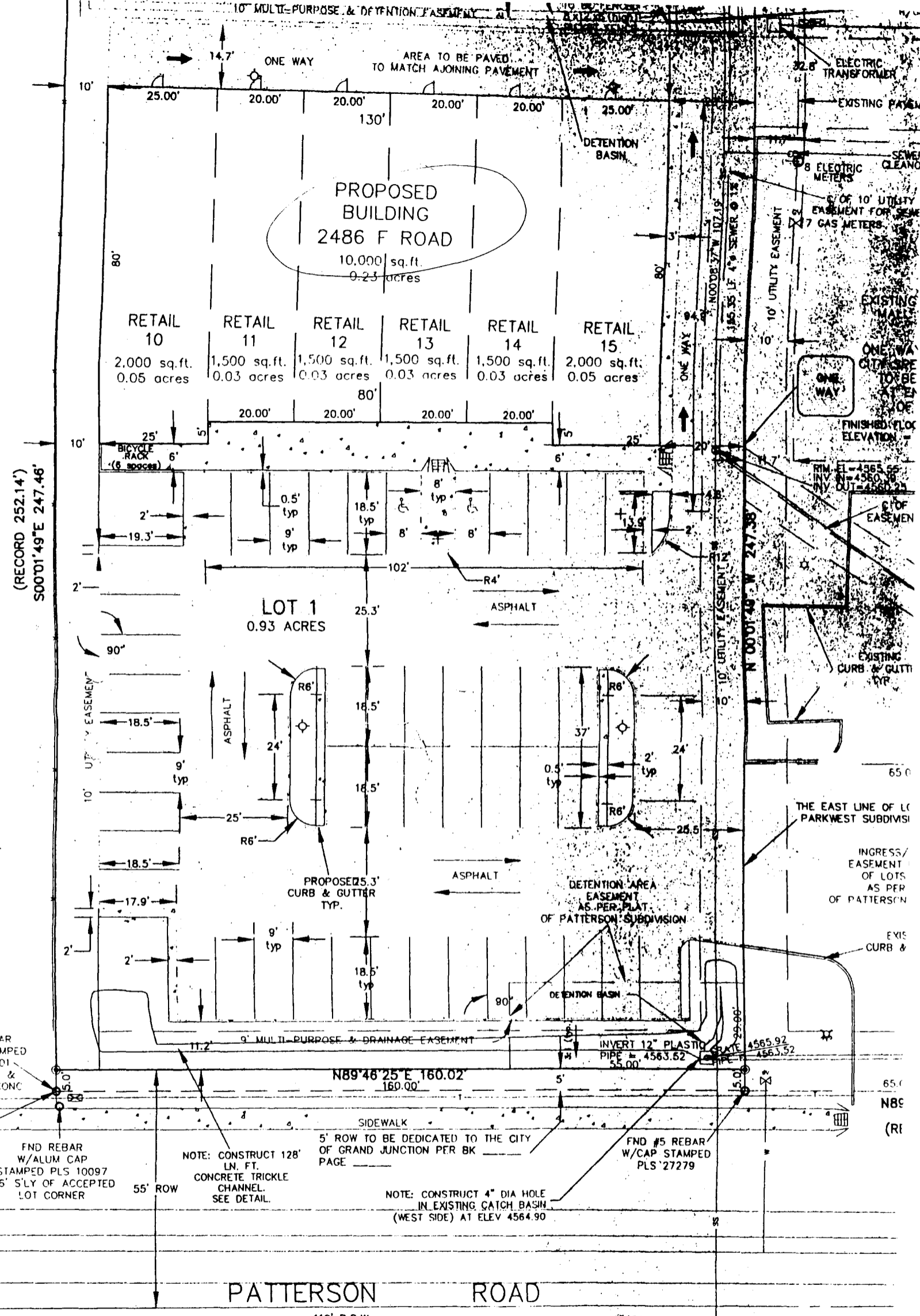
for Building # 3 only
KHA 11/23/99



- PAVING CONSTRUCTION NOTES:**
- 1. INSTALL 6" CURB AND GUTTER PER COGJ STD. FOR SHEET 1-C.
 - 2. INSTALL 1" VALLEY GUTTER, SEE DRIVEWAY DETAILS, SHEET 1-C.
 - 3. INSTALL ASPHALT STRUCT. SECTION PER TABLE PER SHEET 1-C.
 - 4. INSTALL HANDICAP RAMPS PER COGJ STD. PER SHEET 1-C.
 - 5. INSTALL 5" WIDE SIDEWALK PER COGJ STD.
 - 6. CONSTRUCT DRAINAGE PAN & DRIVEWAY RETURN PER SHEET 1-C.
 - 7. MATCH GRADE AT EXISTING PAVEMENT RETURN, HANDICAP RAMPS AND PARAPET.
 - 8. CONSTRUCT TYP. BLOCK EMERGENCY VEHICLE ACCESS.
 - 9. INSTALL 5" WIDE SIDEWALK, THICKENED TO 8 1/2" W. PER SHEET 1-C.
 - 10. INSTALL ACCESSIBLE PARKING SIGN AND CURB OPENING.
 - 11. REMOVE EXISTING CURB RETURNS, HANDICAP RAMPS, RETURN, HANDICAP RAMPS AND PARAPET.
 - 12. CONSTRUCT TYP. BLOCK EMERGENCY VEHICLE ACCESS.
 - 13. INSTALL 5" WIDE SIDEWALK, THICKENED TO 8 1/2" W. PER SHEET 1-C.
 - 14. PAINT 80' HANDICAP PARKING STALL AND ACCESS PER SHEET 1-C.
 - 15. INSTALL ACCESSIBLE PARKING SIGN AND CURB OPENING.



10' MULTI-PURPOSE & DRAINAGE EASEMENT



(RECORD 252.14')
S00°01'49"E 247.46'

BAR STAMPED
901
D &
CONC

NOTE: CONSTRUCT 128'
LN. FT.
CONCRETE TRICKLE
CHANNEL.
SEE DETAIL.

NOTE: CONSTRUCT 4" DIA HOLE
IN EXISTING GATCH BASIN
(WEST SIDE) AT ELEV 4564.90

FND #5 REBAR
W/CAP STAMPED
PLS '27279

PATTERSON ROAD

110' R.O.W.

16" SAN SEWER

KFA 10/18/99

PRIOR TO ANY
ANYONE DIGGING,
FIELD LOCATE
UTILIZATION
LOCATION AT