

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

(EX)

BLDG PERMIT NO. <u>73013</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 F¹/₄ RD

SUBDIVISION Homestead

FILING 1 BLK — LOT —

OWNER HACIENDA PARTNERS LLC

ADDRESS 2461 F¹/₄ RD

TELEPHONE 255 7000

APPLICANT HORIZON BIDS OF CO LLC

ADDRESS 2461 F¹/₄ RD

TELEPHONE 256-0748

TAX SCHEDULE NO. 2945-044-10-006

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480

SQ. FT. OF EXISTING BLDG(S) —

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 24
CONSTRUCTION

USE OF ALL EXISTING BLDGS CARAVANS

DESCRIPTION OF WORK & INTENDED USE: Construction of garages

✓ 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 PR

SETBACKS: FRONT: as per plan 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 X NO —

PARKING REQUIREMENT: yes

SPECIAL CONDITIONS: —

CENSUS TRACT 94 TRAFFIC ZONE 49 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 Costantini Date 11-17-99

Department Approval Kathy Parker Date 11-17-99

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. <u>Garages only</u>
Utility Accounting	<u>K. Duncan</u>		Date <u>11/17/99</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)

DATE: MAY 1988	SCALE: 1/8" = 1'-0"
CHECKED BY: DKS	DESIGNED BY: DKS
ENGINEERING: Kimley-Horn and Associates, Inc.	PROJECT NO. 263-1100
1815 Arapahoe Street, Denver, Colorado 80202 (303) 448-8333	PROJECT TITLE: PHASE 1 PAVING AND HORIZONTAL CONTROL, HACIENDA GRAND JUNCTION, COLORADO

Kimley-Horn and Associates, Inc.
 Engineering, Planning, and 1815 Arapahoe Street, Denver, Colorado 80202 (303) 448-8333
 Environmental Consultants
 DATE: MAY 1988
 SCALE: 1/8" = 1'-0"
 CHECKED BY: DKS
 DESIGNED BY: DKS
 PROJECT NO. 263-1100
 PROJECT TITLE: PHASE 1 PAVING AND HORIZONTAL CONTROL, HACIENDA GRAND JUNCTION, COLORADO

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 SHEET NO. 4 OF 22



HP 11-17-99

for garages

REBAR	NUMBER	5	REBAR	N	50848.6291
				E	20748.1725
				ELEV	4565.00
REBAR	NUMBER	5	REBAR	N	50973.5790
				E	21420.0692
				ELEV	4565.62
REBAR	NUMBER	5	REBAR	N	50767.2831
				E	21946.6866
				ELEV	4587.59

APPROVALS:

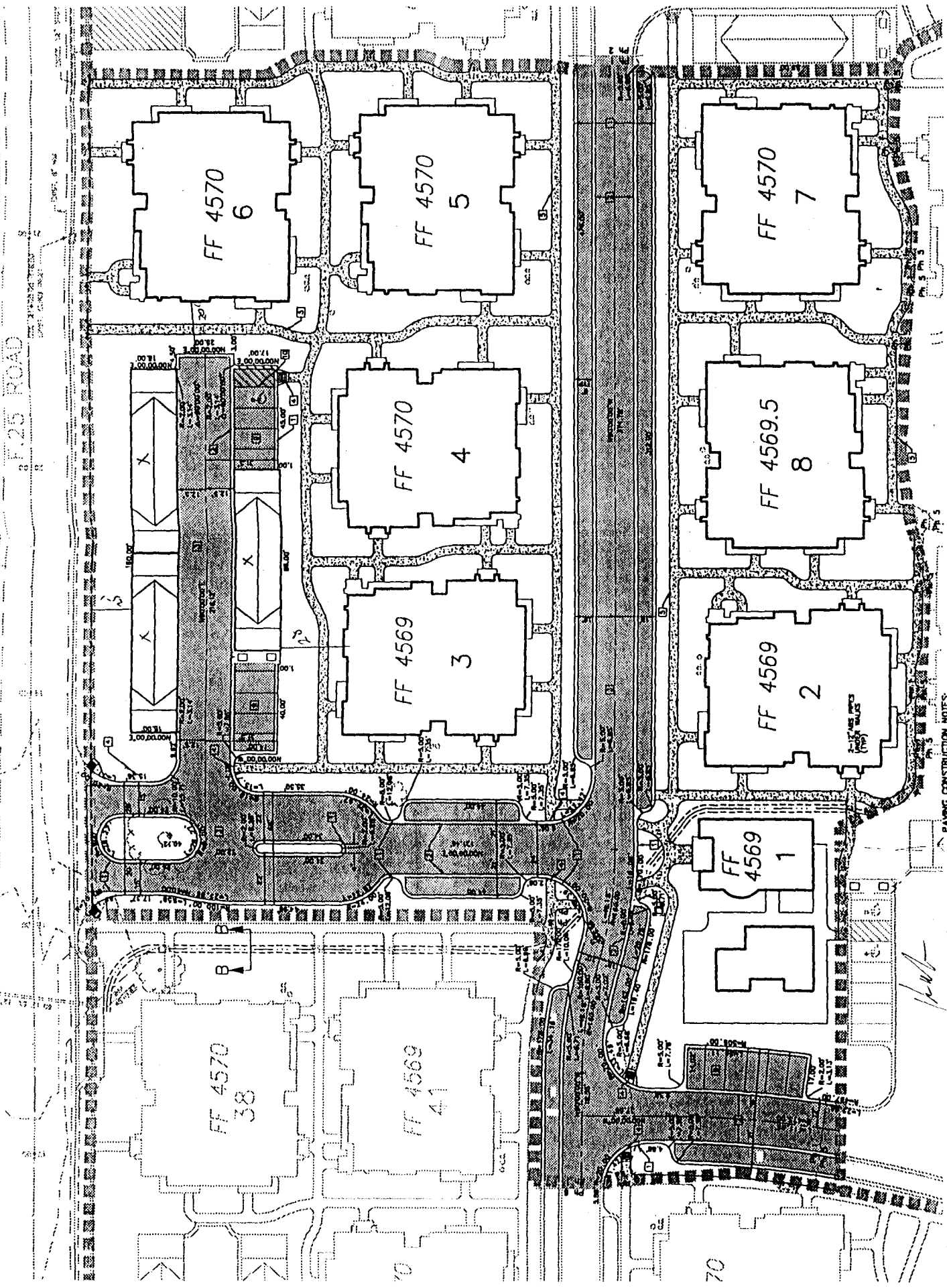
APPROVED FOR COMPLIANCE WITH CITY CODE:

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

PAYMENT ALTERNATIVE SECTIONS

SECTION LOCATION	PAVEMENT SECTION NO.	HP	ARE	TOTAL
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	6.5	12.5	
EAST ENTRANCE ROAD	4	9	13	

HP = HOT BITUMENUS PAVEMENT, CLASS 6
 ARE = ADEQUATE BASE COURSE, CLASS 6



- PARKING CONSTRUCTION NOTES:**
- 1. CLUMP AND CUTTER FOR COGL STL.
 - 2. INSTALL 1" VALLEY CUTTER, SEE DRIVEWAY DETAILS.
 - 3. INSTALL ASPHALT STRUCT. SECTION PER TABLE.
 - 4. INSTALL HANDICAP RAMP PER COGL STL.
 - 5. INSTALL 5" WIDE SIDEWALK PER COGL STL.
 - 6. CONSTRUCT DRAINAGE PAN & DRAINWAY RETURN.
 - 7. MATCH GRADE AT EXITING PAVEMENT.
 - 8. CONSTRUCT TYP. BLOCK EMERGENCY VEHICLE ACCESS.
 - 9. CONSTRUCT TYP. BLOCK AREAS.
 - 10. CONSTRUCT 3" CURB OPENING.
 - 11. REMOVE EXISTING CURB AND CONSTRUCT HANDICAP RAMP, NETWORK, HANDICAP RAMP AND PAVEMENT.
 - 12. CONSTRUCT TYP. BLOCK EMERGENCY VEHICLE ACCESS.
 - 13. INSTALL 5" WIDE SIDEWALK, THICKENED TO 5 1/2" @ TYP. BLOCK AREAS.
 - 14. PART OF HANDICAP PARKING STALL AND ACCESS TO ACCESSIBLE PARKING STALL AND ACCESSIBLE PARKING STALL.
 - 15. CONSTRUCT ACCESSIBLE CURB RAMP.

DRIVE O.K.
 11/7/97

