

Planning \$ <u>5⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>71215</u>
FILE #

PLANNING CLEARANCE

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

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2439 Penn Road
 SUBDIVISION orig Riverside
 FILING _____ BLK - LOT 29
 OWNER City Market
 ADDRESS 2439 Penn Road
 TELEPHONE _____
 APPLICANT Delbert McClure
 ADDRESS 2510 S Broadway
 TELEPHONE 245-2938

TAX SCHEDULE NO. 2945-092-00.155
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SQ. FT. OF EXISTING BLDG(S) _____
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 3
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS offices + warehouse
 DESCRIPTION OF WORK & INTENDED USE: add offices

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 I-2
 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: _____
 SPECIAL CONDITIONS: interior only
 CENSUS TRACT 9 TRAFFIC ZONE 11 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 Delbert McClure
 Department Approval [Signature] c/o 2/21/00

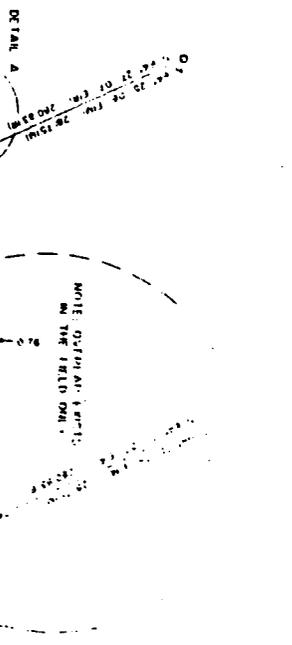
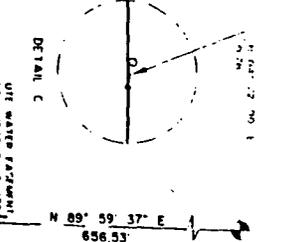
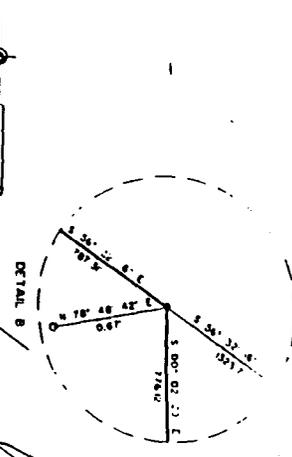
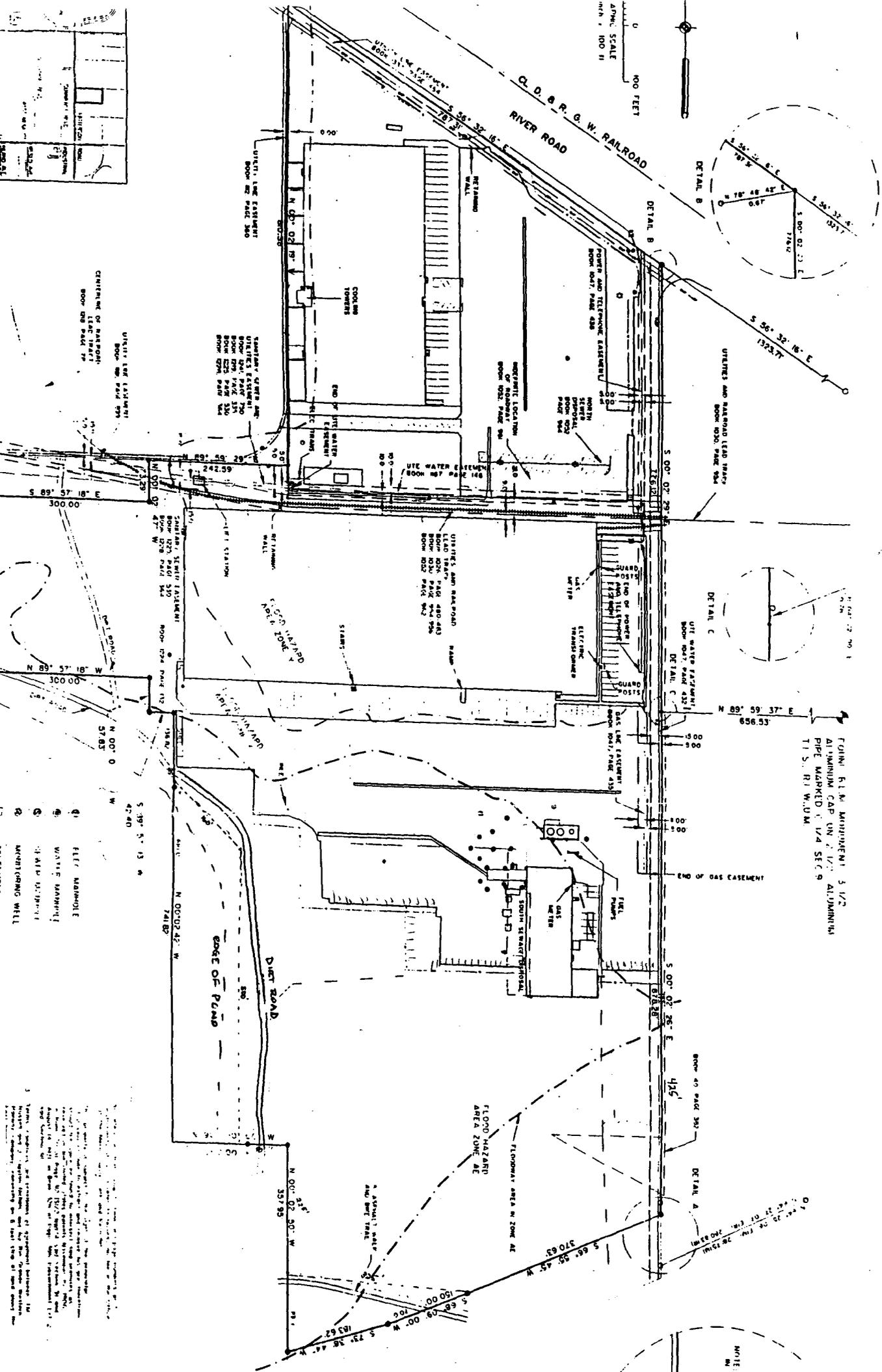
Date 7/15/99
 Date 7/16/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>more offices</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/16/99</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)

2439 River Road



FORM 11 M. MOVEMENT 3 1/2"
 ALUMINUM CAP ON 2 1/2" ALUMINUM
 PIPE MARKED 1/4 SEC 9
 T.T.S. R.I. W.D.M.

UTILITIES AND TELEPHONE ESTABLISHMENT
 ROOM NO. 100
 ROOM NO. 101
 ROOM NO. 102
 ROOM NO. 103
 ROOM NO. 104
 ROOM NO. 105
 ROOM NO. 106
 ROOM NO. 107
 ROOM NO. 108
 ROOM NO. 109
 ROOM NO. 110

UTILITIES AND TELEPHONE ESTABLISHMENT
 ROOM NO. 111
 ROOM NO. 112
 ROOM NO. 113
 ROOM NO. 114
 ROOM NO. 115
 ROOM NO. 116
 ROOM NO. 117
 ROOM NO. 118
 ROOM NO. 119
 ROOM NO. 120

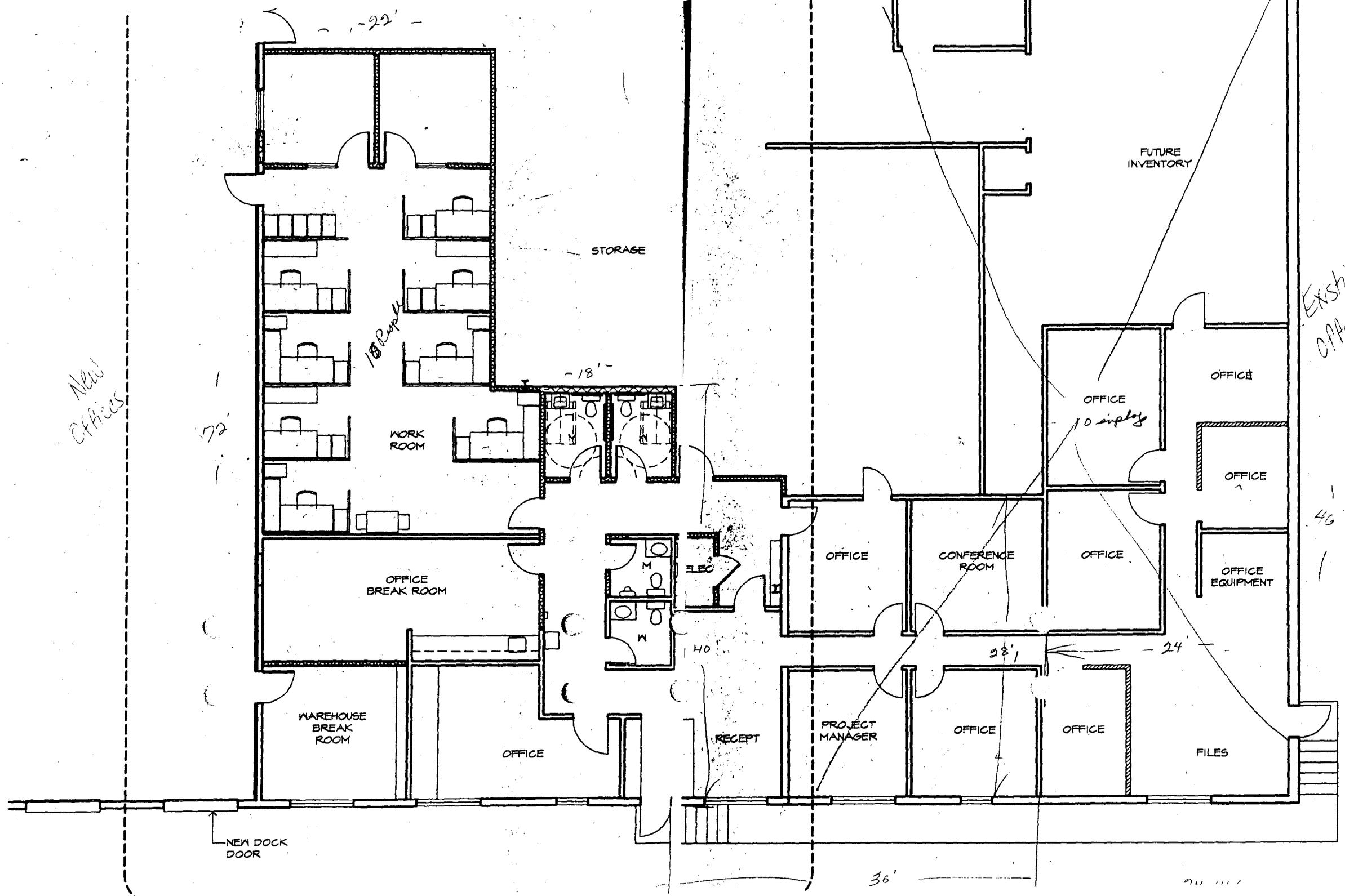
UTILITIES AND TELEPHONE ESTABLISHMENT
 ROOM NO. 121
 ROOM NO. 122
 ROOM NO. 123
 ROOM NO. 124
 ROOM NO. 125
 ROOM NO. 126
 ROOM NO. 127
 ROOM NO. 128
 ROOM NO. 129
 ROOM NO. 130

UTILITIES AND TELEPHONE ESTABLISHMENT
 ROOM NO. 131
 ROOM NO. 132
 ROOM NO. 133
 ROOM NO. 134
 ROOM NO. 135
 ROOM NO. 136
 ROOM NO. 137
 ROOM NO. 138
 ROOM NO. 139
 ROOM NO. 140

UTILITIES AND TELEPHONE ESTABLISHMENT
 ROOM NO. 141
 ROOM NO. 142
 ROOM NO. 143
 ROOM NO. 144
 ROOM NO. 145
 ROOM NO. 146
 ROOM NO. 147
 ROOM NO. 148
 ROOM NO. 149
 ROOM NO. 150

UTILITIES AND TELEPHONE ESTABLISHMENT
 ROOM NO. 151
 ROOM NO. 152
 ROOM NO. 153
 ROOM NO. 154
 ROOM NO. 155
 ROOM NO. 156
 ROOM NO. 157
 ROOM NO. 158
 ROOM NO. 159
 ROOM NO. 160

UTILITIES AND TELEPHONE ESTABLISHMENT
 ROOM NO. 161
 ROOM NO. 162
 ROOM NO. 163
 ROOM NO. 164
 ROOM NO. 165
 ROOM NO. 166
 ROOM NO. 167
 ROOM NO. 168
 ROOM NO. 169
 ROOM NO. 170



New
Offices

Existing
Offices

NEW DOCK
DOOR

STORAGE

18 Desks

WORK ROOM

OFFICE
BREAK ROOM

WAREHOUSE
BREAK ROOM

OFFICE

ELEC

HO

RECEPT

PROJECT
MANAGER

OFFICE

CONFERENCE
ROOM

OFFICE

OFFICE
10 employ

OFFICE

OFFICE

OFFICE
EQUIPMENT

FILES

FUTURE
INVENTORY

72'

18'

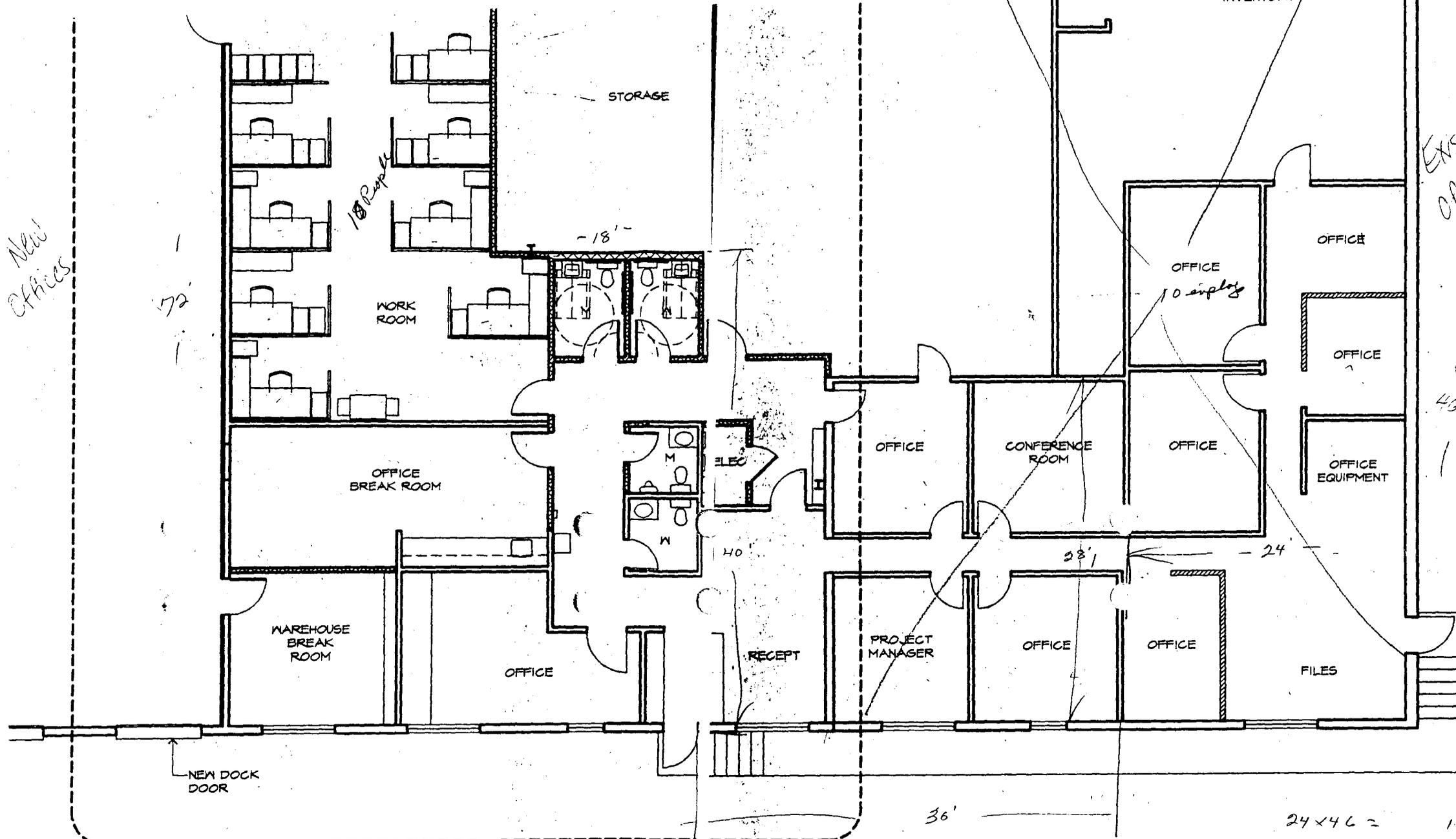
28'

24'

36'

46'

21



WAREHOUSE FLOOR PLAN - REMODEL

Total Bldg 224 x 80 = 17,920

24 x 46 =	1104	2112 sq ft
28 x 36 =	1008	7 spaces
18 x 40 =	720	2804 sq ft
22 x 72 =	1584	8 spaces

30 Rupter Total office space
4416 sq ft
13504 sq ft 8 spaces