

Planning \$ <u>10</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>2336⁰⁰</u>

BLDG PERMIT NO. <u>73552</u>
FILE # <u>FPP-1998-131</u>

PLANNING CLEARANCE

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

JK

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2461 F¹/₄ RD
 SUBDIVISION Homestead
 FILING 1 BLK 2 LOT 1
 OWNER HACIENDA PARTNERS LLC
 ADDRESS 2461 F¹/₄ RD
 TELEPHONE 255-7000
 APPLICANT HORIZON BLDG OF GJ LLC
 ADDRESS 2461 F¹/₄ RD
 TELEPHONE 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 PLEX
DATE
Bldg 4

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE PR 17
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT per attached Site plan
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: Landscaping for unit # 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).

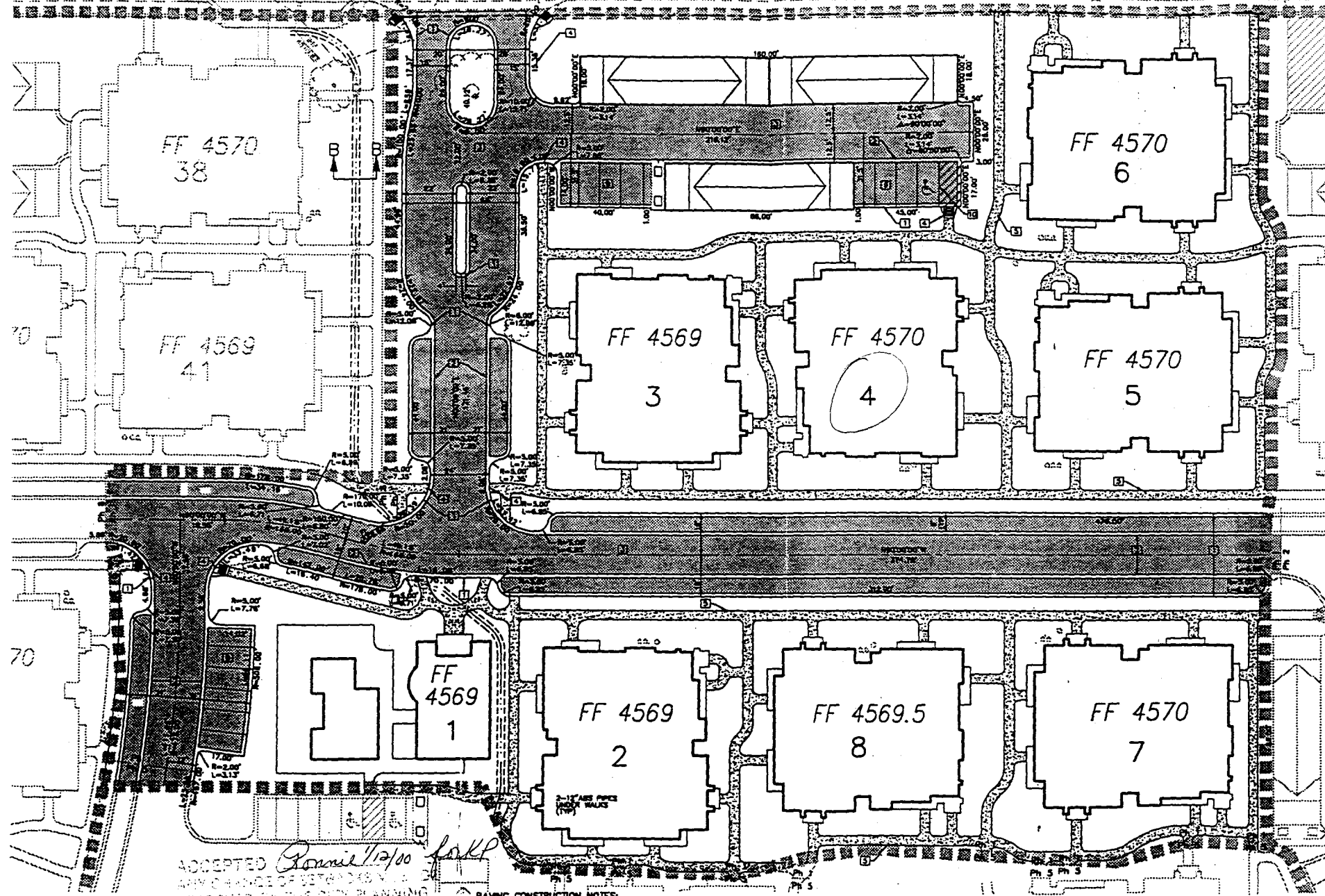
Applicant's Signature [Signature] CONSTR MANAGER Date 1-12-00
 Department Approval [Signature] Ronnie Edwards Date 1-12-00

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>12796</u>
Utility Accounting <u>[Signature]</u> <u>P. Bensley</u>	Date <u>1/12/00</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)

2461 F/4 RD



BENCHMARK

NUMBER 5 REBAR - N 50649.6291	E 20955.4721	ELEV 4565.05
NUMBER 5 REBAR - N 50873.5790	E 21420.0692	ELEV 4565.82
NUMBER 5 REBAR - N 50767.2831	E 21946.6986	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

CITY WATER CONSERVANCY DISTRICT TITLE DATE

PAVEMENT ALTERNATIVE SECTIONS

PAVEMENT SECTION LOCATIONS	PAVEMENT SECTION—R		
	HBP	ABC	TOTAL
PARKING LOTS SPACES AND DRIVES INTO LOTS	3	7	10
WEST ROADWAY TO WEST ENTRANCE ROAD	4	5	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

HBP = HOT BITUMINOUS PAVEMENT
ABC = AGGREGATE BASE COURSE, CLASS 6



ACCEPTED *Ronnie 12/10/00* *for klp*

ANY CHANGE OF SETBACKS OR DEPARTURES FROM THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PAVING CONSTRUCTION NOTES:

- 1) INSTALL 6" CURB AND GUTTER PER COGJ STD. SHEET 14.
- 2) INSTALL 1" 6" VALLEY CUTTER, SEE DRIVEWAY DETAILS SHEET 14.
- 3) INSTALL ASPHALT STRUCT. SECTION FOR TABLE.
- 4) INSTALL HANDICAP RAMPS PER COGJ STD. SHEET 13.
- 5) INSTALL 8" WIDE SIDEWALK PER COGJ STD. SHEET 14.
- 6) CONSTRUCT DRAINAGE PAN & DRIVEWAY RETURN FOR SHEET 14.
- 7) MATCH GRADE AT EXISTING PAVEMENT.
- 8) INSTALL STOP SIGN AND PAINT STOP BARS, TYP.
- 9) PAINT 80' PARKING STALLS 8" x 16.5", TYP.
- 10) PAINT 80' HANDICAP PARKING STALL AND ACCESS ISLE. INSTALL ACCESSIBLE PARKING SIGN AND CONSTRUCT ACCESSIBLE CURB RAMP.
- 11) REMOVE EXISTING CURB RETURNS, HANDICAP RAMPS AND PAVEMENT. CONSTRUCT NEW CURB, CURB RETURNS, HANDICAP RAMPS AND PAVEMENT.
- 12) CONSTRUCT TYP. BLOCK EMERGENCY VEHICLE ACCESS.
- 13) INSTALL 5" WIDE SIDEWALK, THICKENED TO 5 1/2" IN TYP. BLOCK AREAS.
- 14) CONSTRUCT 3" CURB OPENING.

Kimley-Horn and Associates, Inc.
 ENGINEERING, PLANNING AND ARCHITECTURE
 1818 Amphlett Blvd., Suite 300
 San Diego, California 92122 (619) 414-8332

HACIENDA PHASE 1 PAVING AND HORIZONTAL CONTROL
 GRAND JUNCTION, COLORADO

263-1100

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