

Planning \$ <u>5.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>73631</u>
FILE # <u> </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 <u>2145 River Rd</u>	TAX SCHEDULE NO. <u>2697-363-00-941</u>
SUBDIVISION <u>Grand Junction</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>440</u>
FILING _____ BLK _____ LOT _____	SQ. FT OF EXISTING BLDG(S) _____
OWNER <u>City of Grand Jct. / Mesa County</u>	NO. OF DWELLING UNITS: BEFORE <u>1</u> AFTER <u>1</u>
ADDRESS _____	CONSTRUCTION _____
TELEPHONE _____	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
APPLICANT <u>Pariso Wastewater Plant</u>	USE OF ALL EXISTING BLDGS _____
ADDRESS <u>2145 River Road</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Build</u>
TELEPHONE <u>244-1487</u>	<u>Training Room in old Shop AREA.</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>I-2</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAXIMUM HEIGHT _____	
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	CENSUS TRACT <u>9</u> TRAFFIC ZONE <u>7</u> 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.

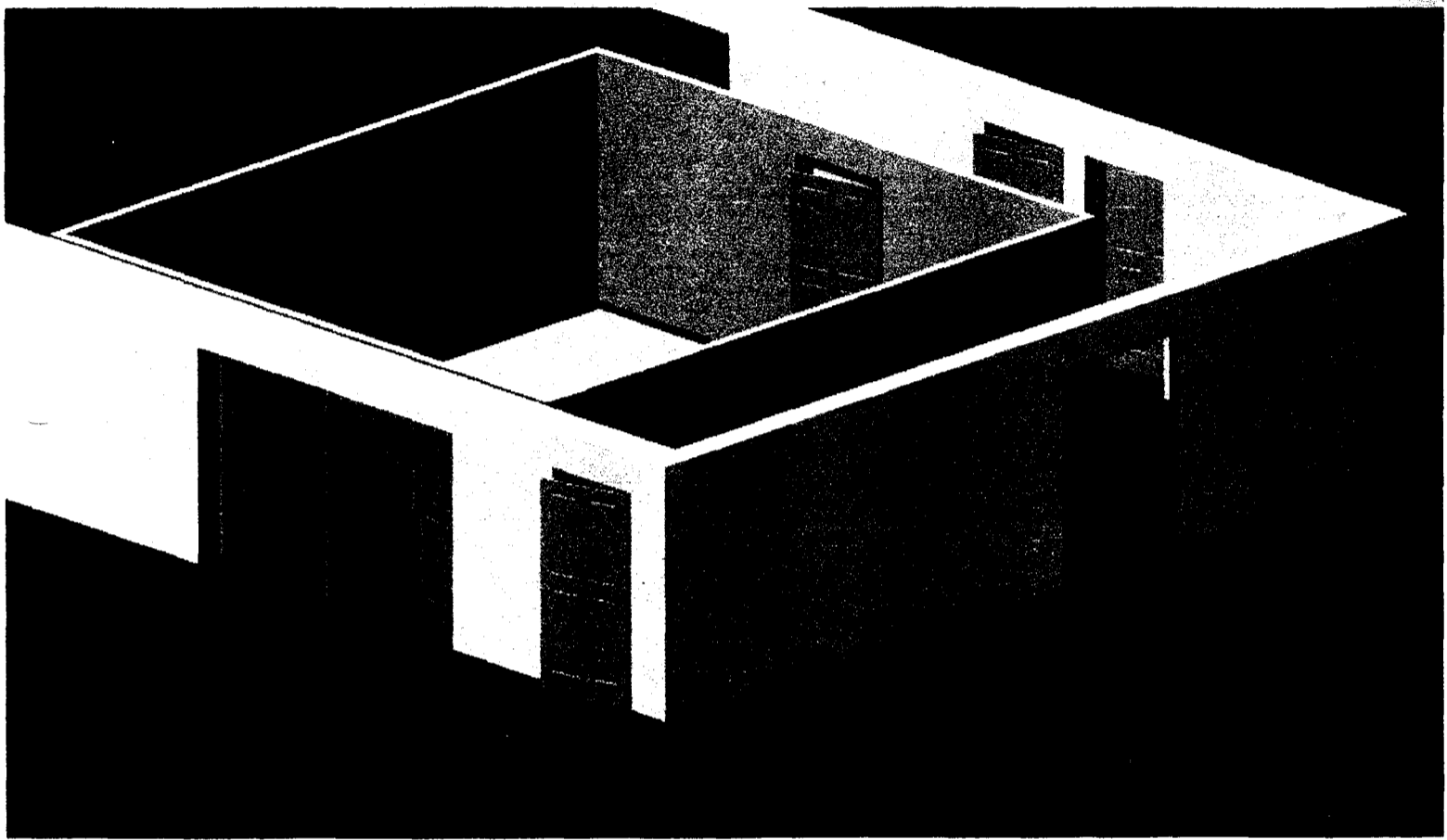
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature <u>Bill Flauer</u>	Date <u>1-19-00</u>
Department Approval <u>Issue Aragon</u>	Date <u>1/19/00</u>

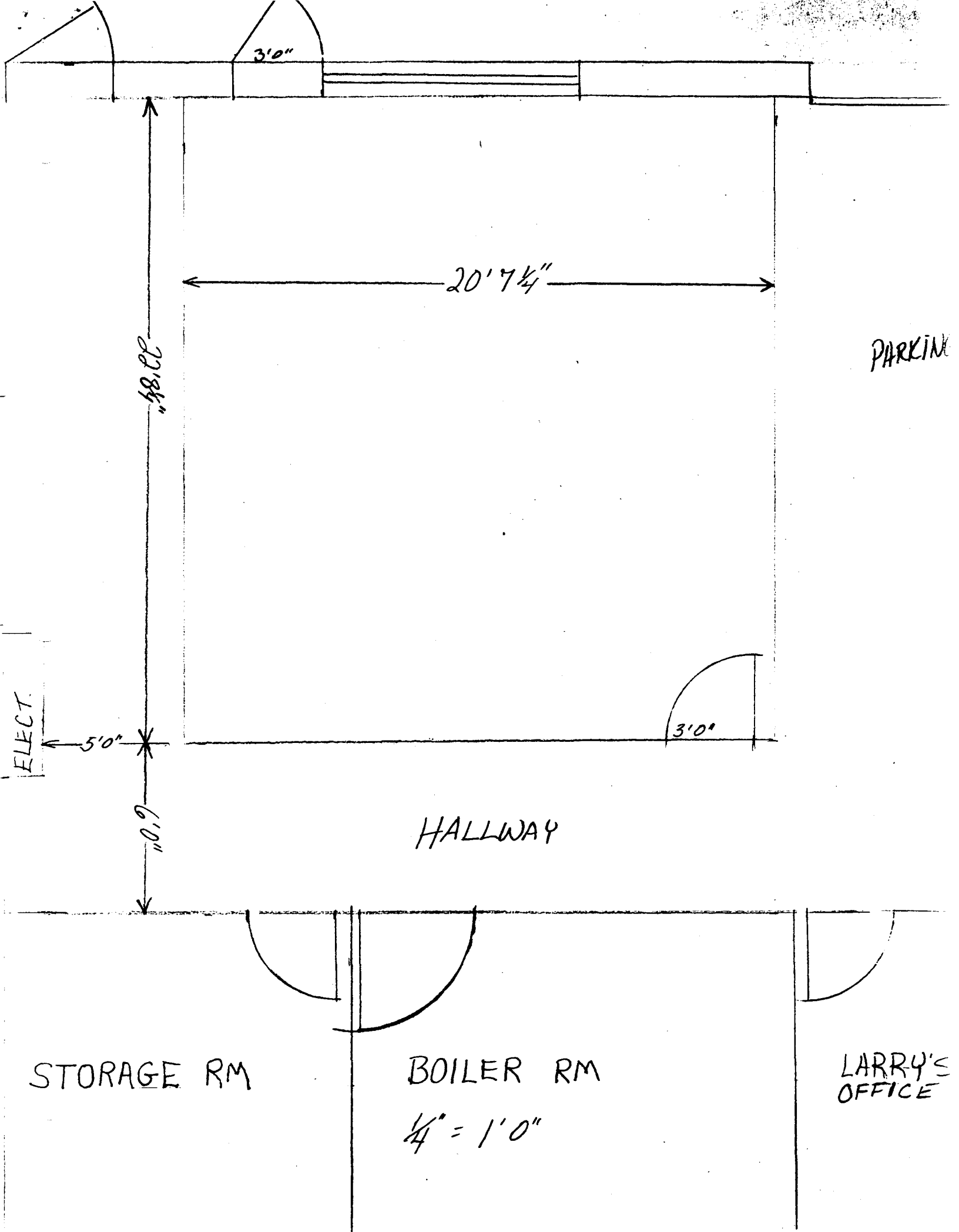
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change in use</u>
Utility Accounting <u>Marshall-Cole</u>			Date <u>1/19/00</u>

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)



2145 River Rd
Parsippany:



3'0"

20' 7 1/4"

18' 0"

PARKING

ELECT.

5'0"

3'0"

10' 9"

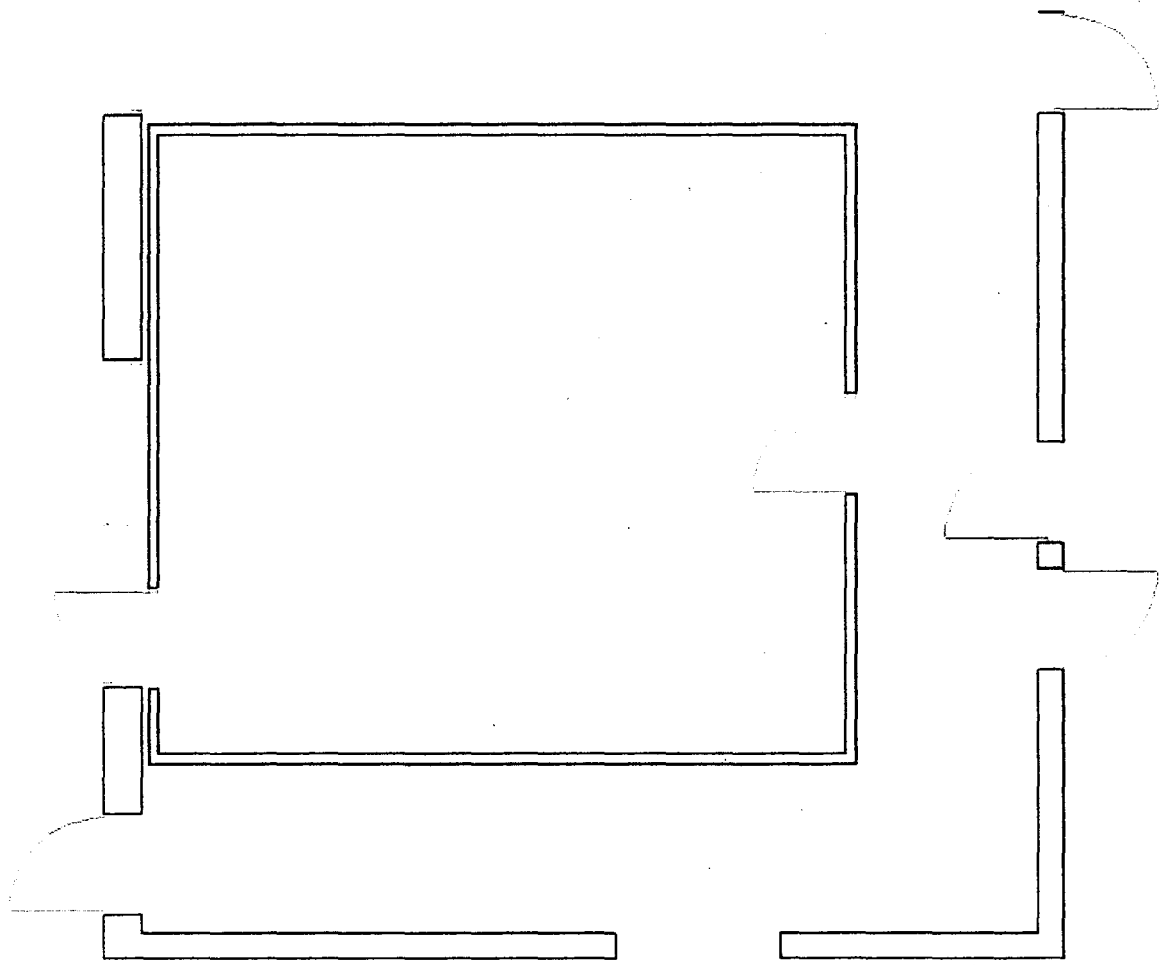
HALLWAY

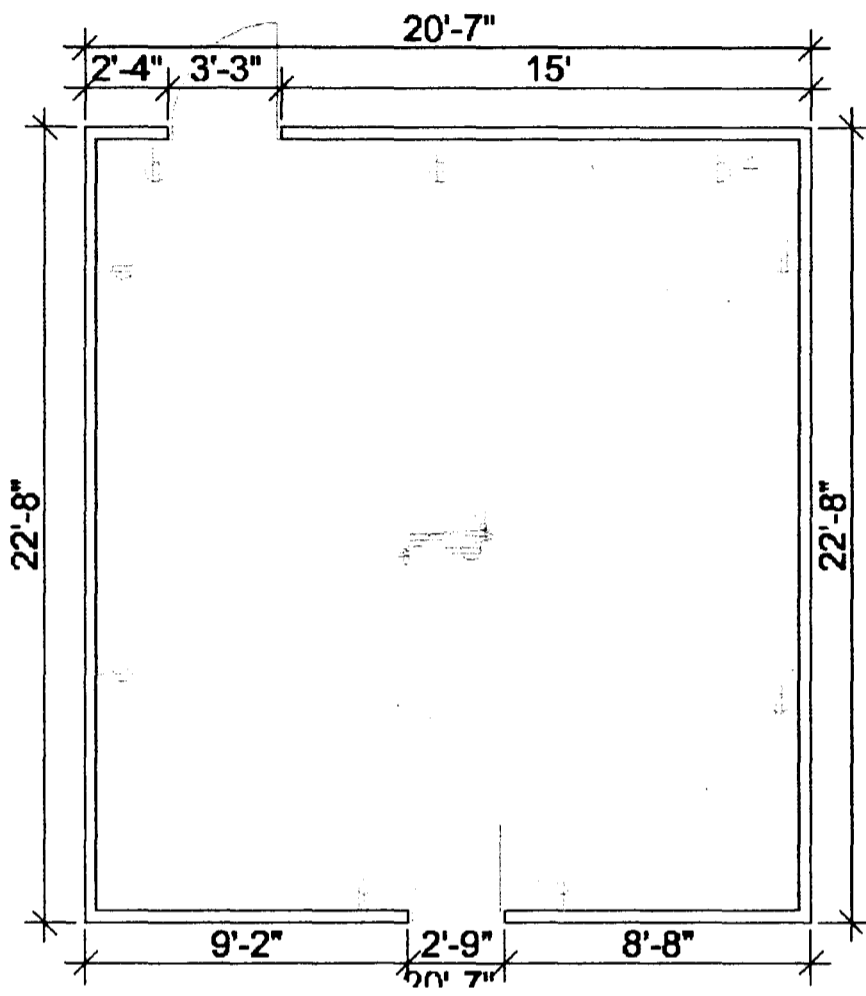
STORAGE RM

BOILER RM

LARRY'S OFFICE

1/4" = 1'0"





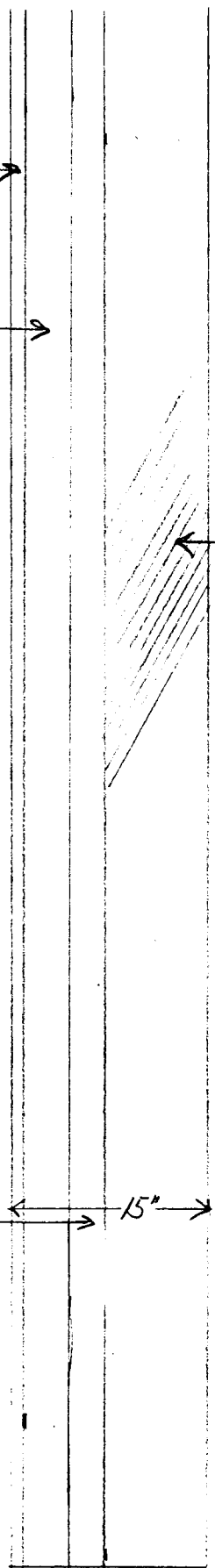
STUCCO

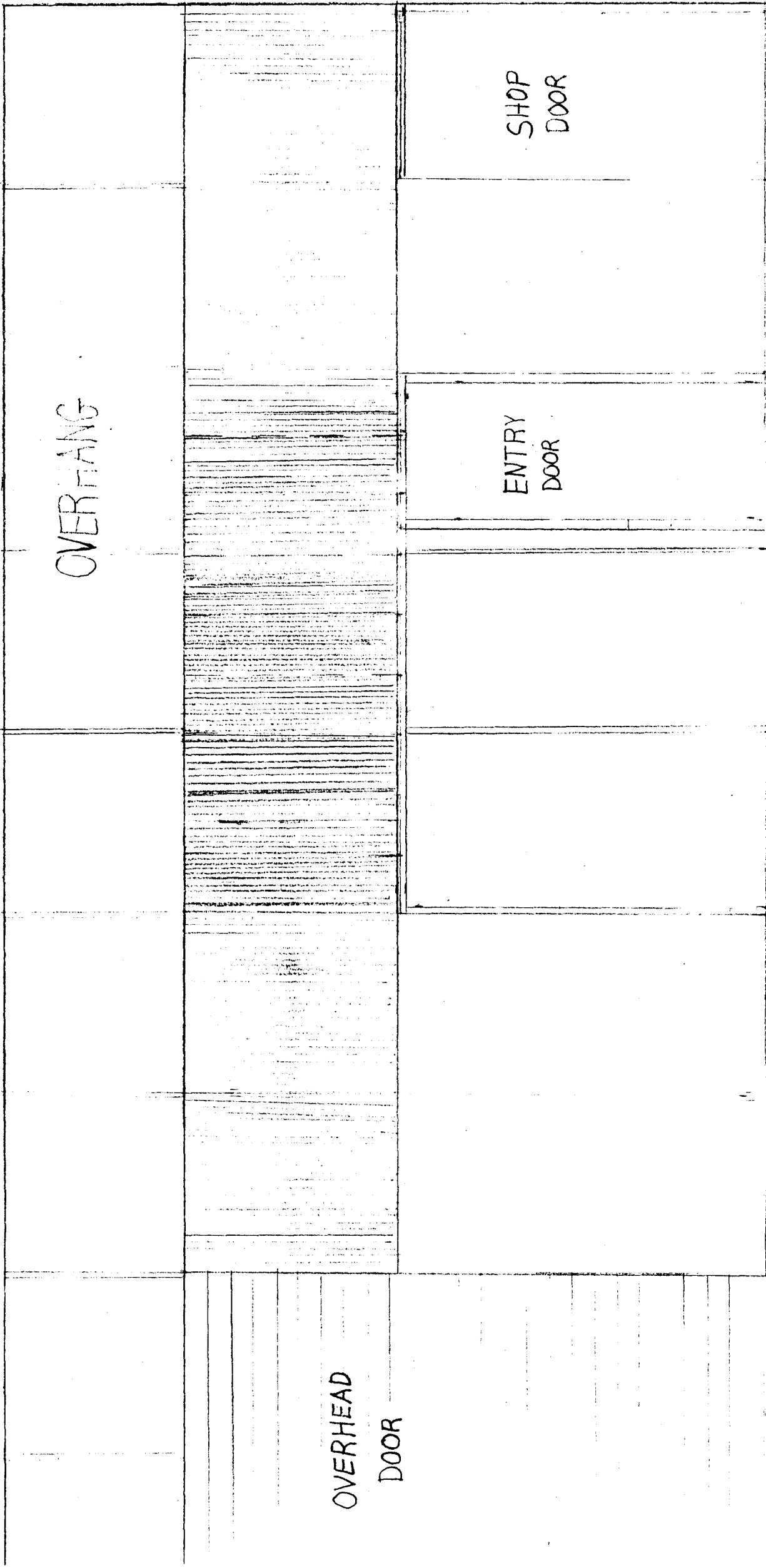
3/8" STEEL STUD
WALL

EXISTING
7" WIDE STEEL PLATE

GARAGE DOOR
OPENING

15"





$\frac{3}{8} = 1'$

TRAINING ROOM
PROJECTED COST

Material prices projected to build the new training room:

Drop ceiling materials.	Total, \$469.38
77 3.5" x 10' 16 ga. steel studs; \$7.45 each.	Total, \$596.00.
2 ea. 3'0" steel door with frame, \$188.00.	Total, \$376.00.
Sound insulation;	Total, \$386.00.
½" x 4'x 12' Dry wall \$12.43 each;	Total, \$447.48.
Concrete floor;	Total, \$400.00
Repair overhead door opening to match existing building;	Total, \$1500.00
Electrical/communications;	Total, \$400.00
HVAC system; \$2500.00.	Total, \$2500,00
Carpet \$8.50 per yard;	Total, \$425.00.
	Total cost, \$7499.86