

Planning \$ <u>PJ w/ SPR</u>	Drainage \$ <u>586.00</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

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BLDG PERMIT NO.
FILE # <u>SPR-2000-044</u>

PLANNING CLEARANCE

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

233 S. 5th

998

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS Ute Ave @ 4th & 5th St. TAX SCHEDULE NO. 2945-143-28-948

SUBDIVISION City of Grand Jct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING - BLK 125 LOT 17-32 SQ. FT. OF EXISTING BLDG(S) CD Small - 36,000^{sq}
Whitman - 6,900^{sq}

OWNER Museum of W. Colo. NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 233 S. 5th St, G.J. NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
CONSTRUCTION

TELEPHONE 434-9814 USE OF ALL EXISTING BLDGS MUSEUM/OFFICES

APPLICANT Jon King Mgmt. Corp DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS P.O. ³²⁹⁹ ~~3296~~, G.J., 81502 Pave Parking lot

TELEPHONE 245-9173

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 C-2 LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: Per Plan

SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT NA

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 1 TRAFFIC ZONE 42 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 Jon King Date 3-13-00

Department Approval Quinten J. Ahlbrecht Date 4/6/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Li Benseley</u>		Date <u>4/7/00</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)

THICKENED ASPHALT-EDGE, TYP.

25' EAST PROPERTY LINE TO ALLOW FOR TRASH TRUCK TURNAROUND

16' x 8' x 8" CONC. DUMPSTER SERVICE PAD IN 10' x 10' SCREENED ENCLOSURE: 1 x 4 DOGEARED CEDAR FENCING 8' HIGH, SEE ARCH.

EXTEND SERVICE PAD B

S 89°51'30" E 267.83'

3' WIDE CONC. VALLEY PAN

16 SPACES

12 SPACES

TURN RADIUS FIRE TRUCK

THICKEN EDGE, TYP.

8" TRANSFORMER SERVICE PAD IN SCREENED AREA

4' DETACHED WALK

CONC. SERVICE PAD

PREFAB COOLER/FREEZER UNIT

NO PARKING & NO LOADING UNLOADING ONLY

STANDARD HANDICAPPED SYMBOL

WAY ACCESSIBLE SIGN

RESERVED PARKING SIGN

4" WIDE WHITE STRIPING TYPICAL

LANDSCAPED COURTYARD (SEE ARCHITECTURAL FOR LAYOUT)

5 BIKE LOOP RACK, RAY CO # 62361G, OR APPROVED EQUAL. SET ENDS INTO 12" x 18" CONC. FILLED INKES

GRAVEL FIRE ACCESS (2" COMPACTED TOP CLASS A)

EXISTING FENCE TO BE DEMOLISHED ON PROPERTY LINE AS NECESSARY AND TIED INTO EAST WEST FINISHES

TOP OF CURB

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STORM WATER DETENTION AREA (SEE SHEET C-2)

OUTLET STRUCTURE (SEE SHEET C-2)

PROPOSED 15" DRAINAGE SAUCEMENT, SEE P-247

TRANSITION TO 2' WIDE CONC. PAN

EXISTING FENCE TO BE REMOVED (CONTRACTOR TO VERIFY UTILITIES) AND ABANDONED PER REQUIREMENTS

S 89°51'50" E 444.50'

245.62' S 91°08'04" E

PAVING SIGN (SEE ARCHITECTURAL DWG. C-1)

36" STAIRING

3' WIDE CONC. VALLEY PAN

5' WALK

13 SPACES

3' WIDE CONC. VALLEY PAN

3' WIDE CONC. VALLEY PAN

3' WIDE CONC. VALLEY PAN

