

Planning \$ <u>Pd w/SPR</u>	Drainage <u>NA</u>
TCP \$ <u>4825.00 pl</u>	School Impact \$ <u>NA</u>

PERMIT NO. <u>81526</u>
FILE # <u>SPR-2001-129</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>2478 F Road (West building)</u> SUBDIVISION _____ FILING _____ BLK _____ LOT _____ OWNER <u>Wylie R. &amp; Carrie J. Miller</u> ADDRESS <u>798 Jordanna Rd, Grand Jct, CO</u> TELEPHONE <u>970-245-6145</u> APPLICANT <u>Wylie R. Miller</u> ADDRESS <u>798 Jordanna Rd, Grand Jt, CO</u> TELEPHONE <u>970-245-6145</u>	TAX SCHEDULE NO. <u>2945-044-00-018</u> SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>18,760</u> <del>60,000 sq ft</del> SQ. FT OF EXISTING BLDG(S) <u>0</u> NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u> CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u> CONSTRUCTION USE OF ALL EXISTING BLDGS <u>n/a</u> DESCRIPTION OF WORK & INTENDED USE: <u>Construction</u> <u>of 18,760 SF</u> <del>60,000 sq ft</del> of Retail/Office condominiums <u>1 of 3 BUILDINGS</u> WITH BLDG 9 UNITS ✓ <b>Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</b>
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THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u> SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>10</u> from PL MAXIMUM HEIGHT <u>40</u> MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>NA</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____ PARKING REQUIREMENT: <u>Per Plan - min. 1/250sf</u> SPECIAL CONDITIONS: <u>~75 spaces</u> CENSUS TRACT <u>9</u> TRAFFIC ZONE <u>4</u> ANNEX _____
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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>Wylie R. Miller</u>	Date <u>6/8/01</u>
Department Approval <u>[Signature]</u>	Date <u>8/22/01</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14277</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-27-01</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)

6.76' L.S. BUFFER

24.00'

R5.00'

10'x8' TRASH ENCLOSURE

11 SPACES  
24.00'

24.00'

PRIVATE FIRE AND  
8" WATER LINE

DRAIN THROUGH

11 S

R5.00'

DOWNSPOUT (TYP.) ALL BUILDINGS

6" BIKE

6" BIKE

2474 F. ROAD  
RMO-FISHER 38% WHC  
ETAL - NORWEST INV. MTC.  
2945 044-00-065  
ZONE C1

N00°02'48"E

5.0' DELIVERY SIDEWALK

UNIT #9 1,400 SF  
UNIT #8 2,100 SF  
UNIT #7 1,400 SF  
UNIT #6 2,100 SF  
UNIT #5 1,680 SF  
UNIT #4 1,400 SF  
UNIT #3 2,330 SF  
UNIT #2 2,900 SF  
UNIT #1 3,500 SF  
RETAIL/COMMERCIAL BUILDING  
18,760 SQ.FT.  
FF 4565.00

10' SIDEWALK

2" WATER SERVICE

DRAIN THROUGH

CLEAN OUT

40" W-PAN

25 SPACES

PROPOSED MH  
4" SAN SERVICES  
2" WATER SERVICES

23 SPACES

23 SPACES

23 SPACES

25 SPACES

10' SIDEWALK

ACCEPTED *KKA 9/12/10*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

5.00'

6" VERT. URB W/ PAN

8.00'

3' BUFFER

34.90'

AREA INLET

FEATURE

2" WATER LINE

R3.00'

24.00'

R3.00'

14.83'

CONNECT 15" PVC PIPE TO EXISTING PIPE.  
INV. IN 4557.99

4557.99 FL/15" CMP  
4558.27 TOP

EX. PED.  
EX. INLET  
GRATE FL. 4561.76  
INV. 4557.90

9 SPACES

24.00'

12' 12' 16'

15' STOP

R6.00' CONN EX 8" SEWER

6' SIDEWALK

DRW 589'50.53" W

DRWY 329

6' SIDEWALK