

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>86278</u>
FILE # <u>SPR-2002-047</u>

PLANNING CLEARANCE
 (multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

ac

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2279 RIVER ROAD
 SUBDIVISION ORCHARD GROVE
 FILING _____ BLK _____ LOT 2
 OWNER Detata Wheels
 ADDRESS 2279 River Road
 TELEPHONE 257-9475
 APPLICANT Constructors West, Inc.
 ADDRESS 2818 1/2 NORTH AVE
 TELEPHONE 241-5457

TAX SCHEDULE NO. 2945-061-00-037
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1.2 mil.
 ESTIMATED REMODELING COST \$ 23,000⁰⁰
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS warehouse/office
 DESCRIPTION OF WORK & INTENDED USE: _____
Construct Airport

SEP 17 2002

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
 PARKING REQUIREMENT: existing
 LANDSCAPING/SCREENING REQUIRED: YES NO _____

SPECIAL CONDITIONS: addition to Planning Clearance issued 4-30-02
 CENSUS TRACT 9 TRAFFIC ZONE 8 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.

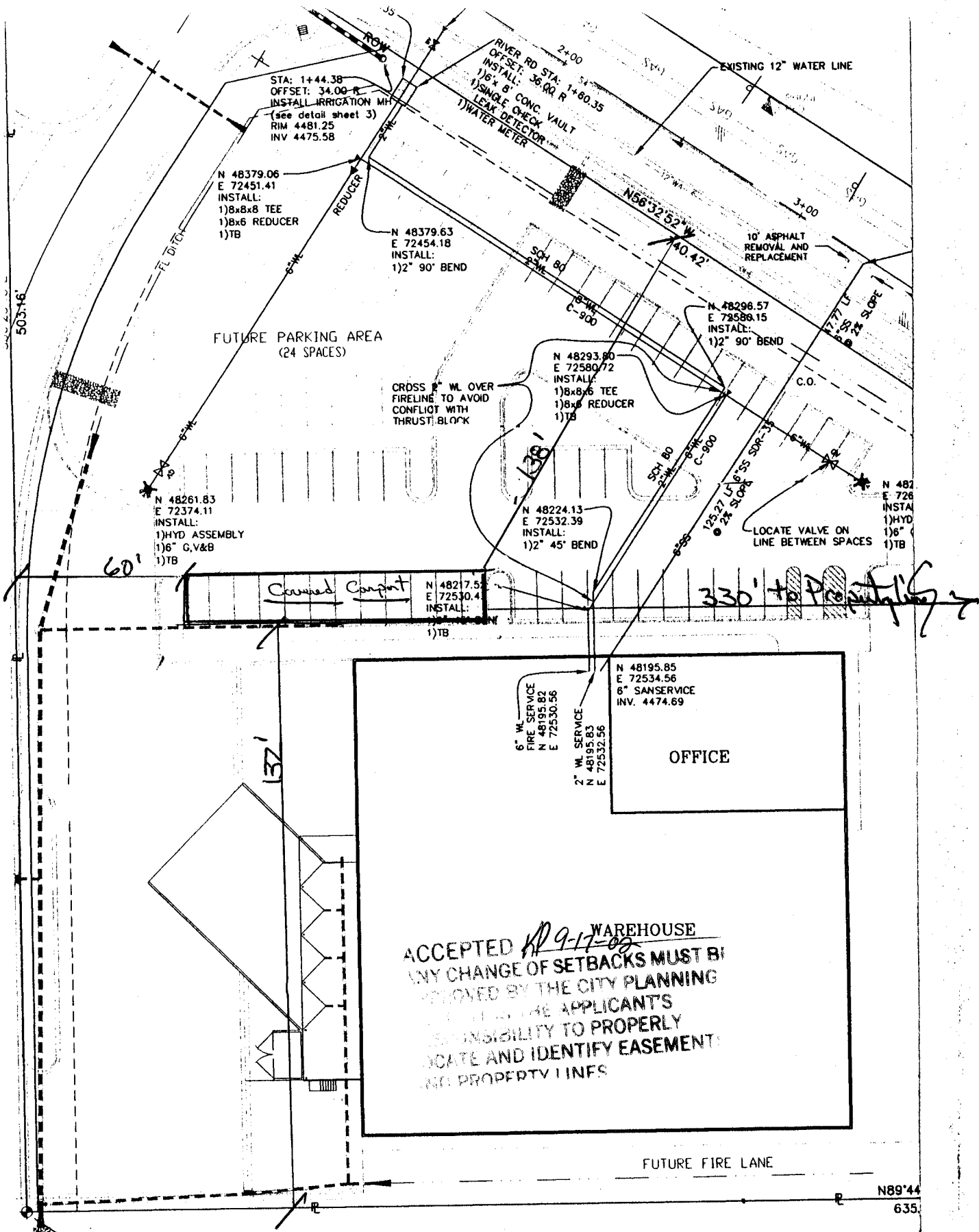
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions that apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature Cindy Phillips Date 9-13-02
 Department Approval Kathleen M. Portner Date 9-17-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>			Date <u>9/17/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



STA: 1+44.38
 OFFSET: 34.00 R
 INSTALL IRRIGATION MH
 (see detail sheet 3)
 RIM 4481.25
 INV 4475.58

N 48379.06
 E 72451.41
 INSTALL:
 1) 8x8 TEE
 1) 8x6 REDUCER
 1) TB

N 48379.63
 E 72454.18
 INSTALL:
 1) 2" 90° BEND

EXISTING 12" WATER LINE

RIVER RD STA: 1+60.35
 OFFSET: 36.00 R
 INSTALL:
 1) 6" B' CONC. VAULT
 1) SINGLE CHECK
 1) LEAK DETECTOR
 1) WATER METER

10' ASPHALT
 REMOVAL AND
 REPLACEMENT

FUTURE PARKING AREA
 (24 SPACES)

CROSS 8" WL OVER
 FIRELINE TO AVOID
 CONFLICT WITH
 THRUST BLOCK

N 48293.80
 E 72580.72
 INSTALL:
 1) 8x8 TEE
 1) 8x6 REDUCER
 1) TB

N 48296.57
 E 72586.15
 INSTALL:
 1) 2" 90° BEND

N 48261.83
 E 72374.11
 INSTALL:
 1) HYD ASSEMBLY
 1) 6" G.V&B
 1) TB

N 48224.13
 E 72532.39
 INSTALL:
 1) 2" 45° BEND

LOCATE VALVE ON
 LINE BETWEEN SPACES

N 482
 E 726
 INSTA
 1) HYD
 1) 6"
 1) TB

N 48217.5
 E 72530.4
 INSTALL:
 1) TB

N 48195.85
 E 72534.56
 8" SANSERVICE
 INV. 4474.69

6" WL SERVICE
 N 48195.82
 E 72530.56

2" WL SERVICE
 N 48195.83
 E 72532.56

OFFICE

ACCEPTED *AP 9-17-02* WAREHOUSE
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENT
 AND PROPERTY LINES

FUTURE FIRE LANE

BENCHMARK
 N 48005.47
 E 72327.64
 SW PROPERTY CORNER
 FOUND ALUMINUM CAP
 ELEVATION = 4476.64'

N89°44'
 635'

JOHN SCHI
 I-1
 (agriculture)