

Planning \$ <u>5.000</u>
TCP \$
Drainage \$
SIF\$

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

108745-62161 -

Building Address 625 2 1/2 Rd UNIT D
Parcel No. 2945-043-28-001
Subdivision CIMMARON MINN III

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed 2475
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

Filing _____ Block _____ Lot 1

OWNER INFORMATION:

Name LIQUOR BARN Real Estate
Address 2438 F Rd
City / State / Zip G.J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: TENANT FINISH
Driver/Owner NEW - Custom golf carts
*FOR CHANGE OF USE: Less than 20 Employees.

APPLICANT INFORMATION:

Name Extreme Const
Address 2791 Skyline Ct
City / State / Zip G.J., CO 81506
Telephone 970-255-8116

*Existing Use Liquor Barn - Fisher Plaza
Driver + Owner
*Proposed Use: _____
(4-Retail spaces)
Estimated Remodeling Cost \$ 45,000.00
Current Fair Market Value of Structure \$ 856,000.00

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

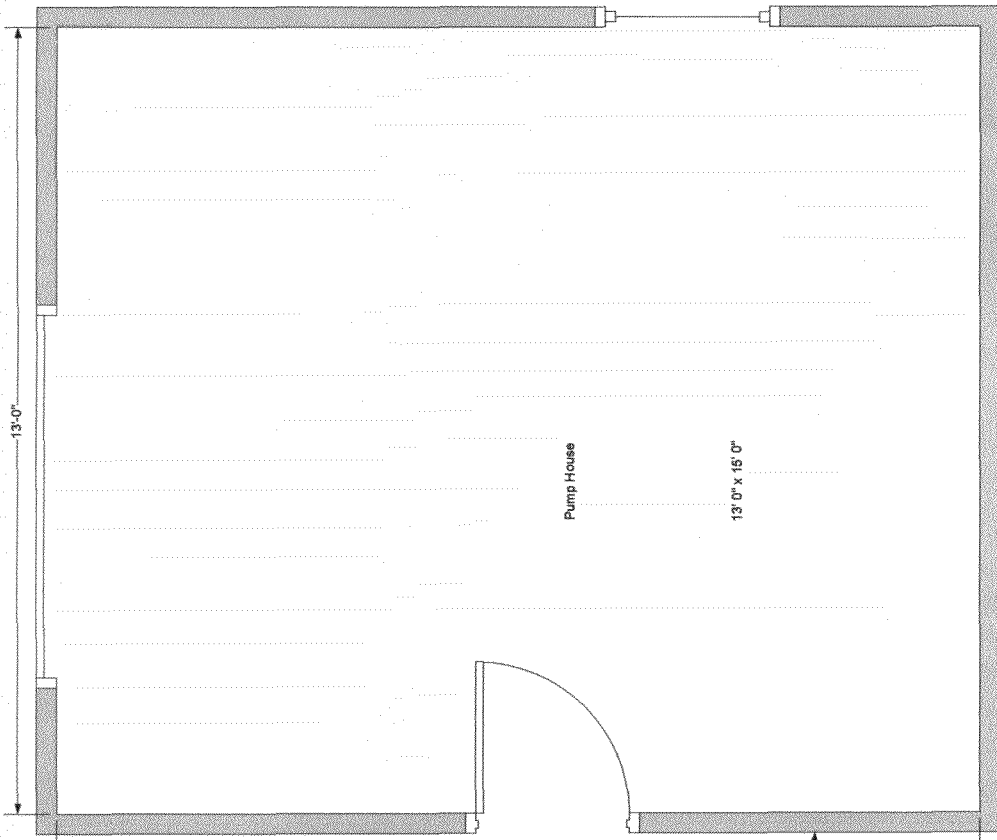
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4-6-07 1990-

Department Approval [Signature] Date 4/6/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>4/6/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



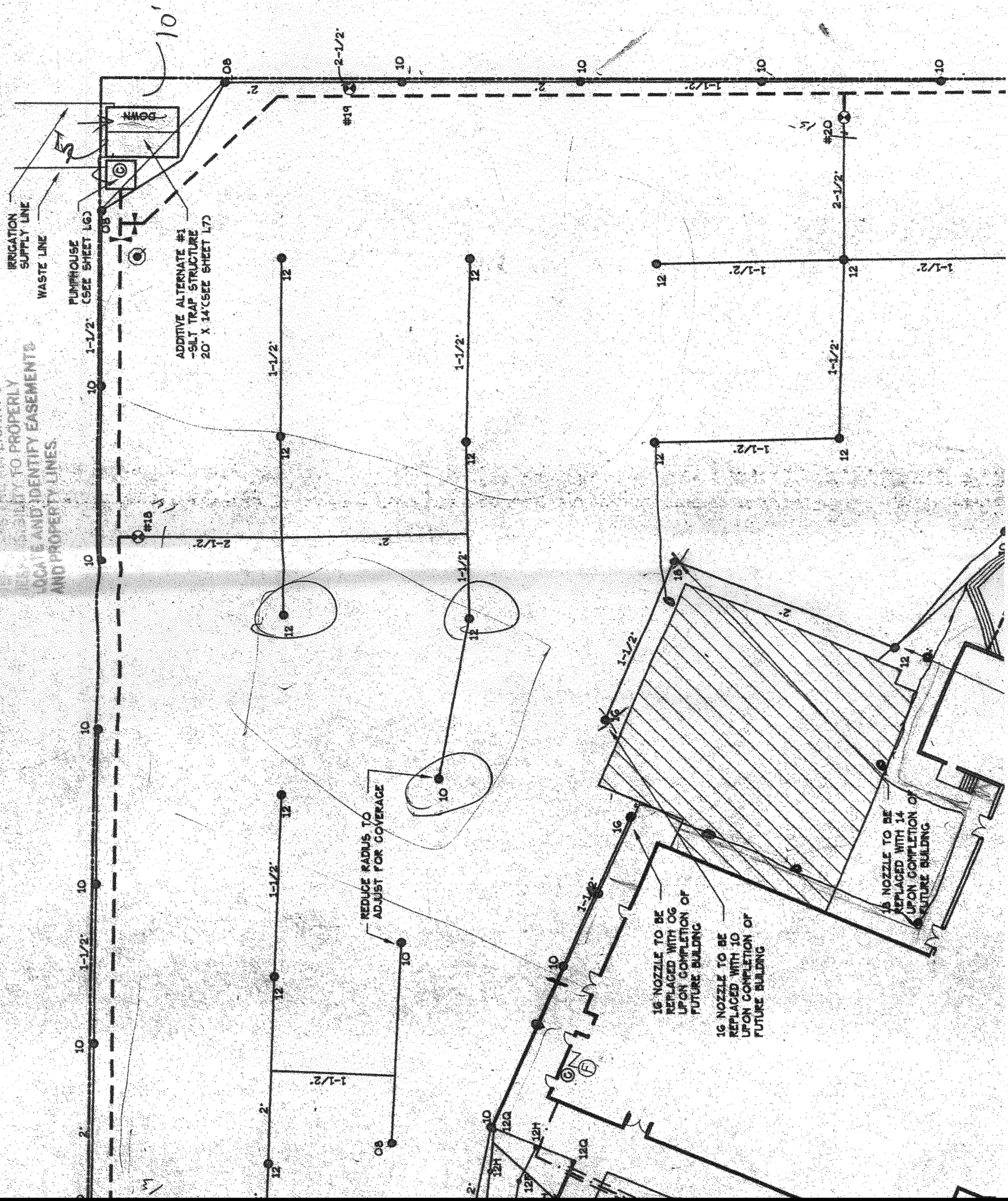
N 0° 25' 28" E 22.6.007

N 90° 0' 0" E 28

8" Irrigation Main



ACCEPTED *W. W. ... 2/1/07*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANTS
 ARE RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



- ### LEGEND
- 10 HUNTER PGM-ADJ ROTOR. NOZZLE SIZE AS SHOWN
 - FALCON F4-PC ROTOR SF NOZZLE SIZE AS SHOWN.
 - FALCON F4-FC ROTOR SF NOZZLE SIZE AS SHOWN.
 - RAINBIRD 1804 SPRAY HEA NOZZLE SIZE AS SHOWN
 - ⊙ CONTROLLERS
 - N BACKFLOW PREVENTOR. INE BUILDING.
 - 1' DRIP IRRIGATION
 - MAIN-CLASS 160 PVC
 - CLASS 160 PVC LATERAL UNLESS OTHERWISE SHOW

- ### NOTES:
1. ALL WORK SHALL BE PER EXISTING COI APPROPRIATE INSPECTORS AND THE OWNE
 2. HEADS HAVE BEEN ZONED TO PROVIDE DESIGNED TO OPERATE AT 60 PSI. AT 90
 3. VALVE #1 AND #3 SHALL BE WIRED T FILTER.
 4. VALVE #12 AND #14 SHALL BE WIRED BE 2'.
 5. MAXIMUM LENGTH OF SWING PIPE ON A
 6. ALL LATERAL AND MAIN LINES IN SYS
 7. PIPE LOCATIONS ARE GRAPHIC ONLY. C
 8. INSTALL MANUAL DRAIN VALVES AT ALL
 9. ESP-24LX+ CONTROLLER AT PUMPHOUSE

VINEYARD CHRISTIAN FELLOWSHIP IRRIGATIC

VALVE #	SIZE	TYPE	GPM
SOUTH AREA			
#1	2'	SPRAY	39.9
#2	2'	HUNTER	87.0