

Planning \$	5.00
TCP \$	/
Drainage \$	/
SIF\$	/

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

BLDG PERMIT NO.
FILE # <u>SS-2006-068</u>

97348-794

Building Address 632 W. Gunnison Ave
 Parcel No. 2945 151 22 001
 Subdivision KRONUS
 Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name Jim Kronus
 Address 732 Monument View Dr
 City / State / Zip CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970-245-2444

* FOR CHANGE OF USE:
 *Existing Use: EXISTING office in same house
Adding (1) 110' SQ FT
office
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 1,000
 Current Fair Market Value of Structure \$ 146,340

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>C2</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 <u>see plan</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>parking w/ new # of</u> <u>offices OK per Senta</u>
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 Laura A. [Signature] Date 7/2/05 1EQ4
 Department Approval Judith A. [Signature] Date 7/2/07

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O NO <u>existing</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-2-7</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) (Go!denrod: Utility Accounting)

632 W. Greenman Rd

PARKING REQUIREMENTS

PHASES I AND II

BUILDING 1

OFFICE - 900 SF/300 = 3 SPACES
WAREHOUSE - 2726 SF/100 = 2.7 = 3 SPACES
TOTAL SPACES REQUIRED = 6

BUILDING 2 (EACH UNIT)

OFFICE - 250 SF/300 = .83 = 1 SPACE
WAREHOUSE - 1323 SF/1000 = 1.3 = 2 SPACES
TOTAL SPACES REQUIRED/UNIT = 3 SPACES
5 UNITS x 3 SPACES/UNIT = 15 SPACES

BUILDING 3

OFFICE - 2025 SF/300 = 6.76 = 7 SPACES
TOTAL SPACES REQUIRED = 7 SPACES

BUILDING 4 (EACH UNIT)

OFFICE - 352 SF/300 = 1.3 = 2 SPACES
WAREHOUSE - 1,543 SF/1000 = 1.5 = 2 SPACES
TOTAL SPACES REQUIRED/UNIT = 4 SPACES
7 UNITS x 4 SPACES/UNIT = 21 SPACES

BUILDING 5 (EACH UNIT)

OFFICE - 254 SF/300 = .85 = 1 SPACE
WAREHOUSE - 1,832 SF/1000 = 1.8 = 2 SPACES
TOTAL SPACES REQUIRED/UNIT = 3 SPACES
2 UNITS x 3 SPACES/UNIT = 6 SPACES

OFFICE - 299 SF/300 = .99 = 1 SPACE
WAREHOUSE - 2,468 SF/1000 = 2.5 = 3 SPACES
TOTAL SPACES REQUIRED/UNIT = 4 SPACES
2 UNITS x 4 SPACES/UNIT = 8 SPACES





TOTAL SPACES REQUIRED PER BUILDING 5 =
6 SPACES + 8 SPACES = 14 SPACES

THEREFORE:

TOTAL NUMBER OF SPACES REQUIRED =
6+15+7+21+14 = 63 SPACES

TOTAL SPACES PROVIDED = 64 SPACES

LEGEND

	PROPERTY LINE
	LINE OF UTILITY EASEMENT
	SANITARY SEWER MAIN LINE
	SANITARY SEWER SERVICE

NO. DATE REVISIONS



DATE: 09/05 JOB NO. 0531

DESIGNER: rdr DRAWN: rdr

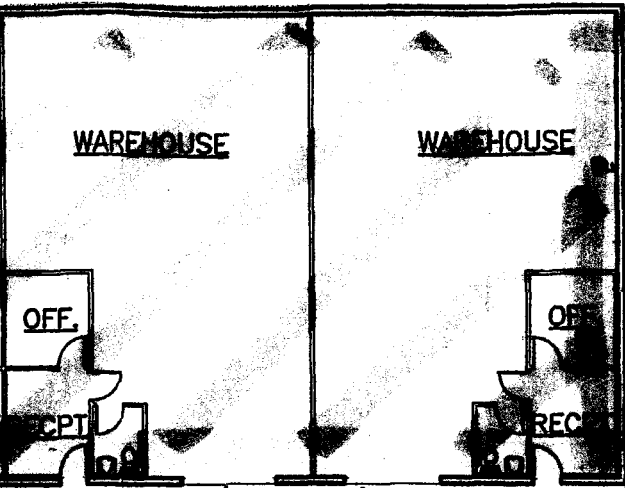
ENGINEER: CHECK: rbs

ARCHITECTS AND PLANNERS
917 MAIN STREET
GRAND JUNCTION
COLORADO 81501
(970) 241-1903

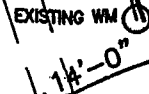
ts

EXISTING BUILDING

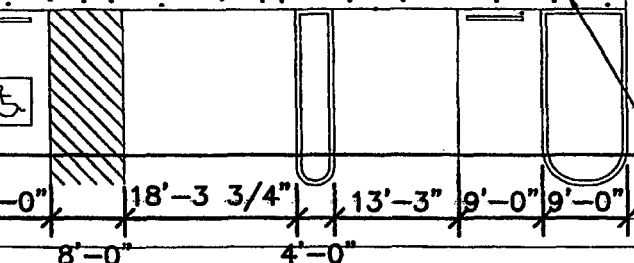
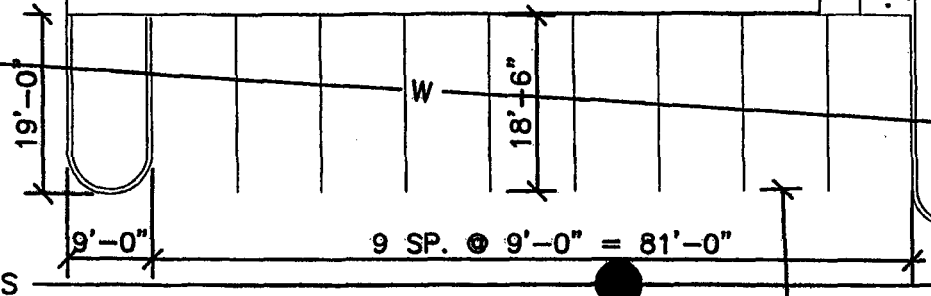
W 315.07'



BUILDING 1
(EXISTING)

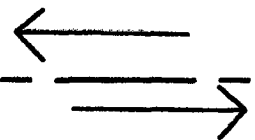


N 67°35'38" E 54.0'



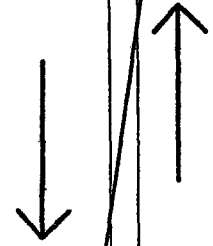
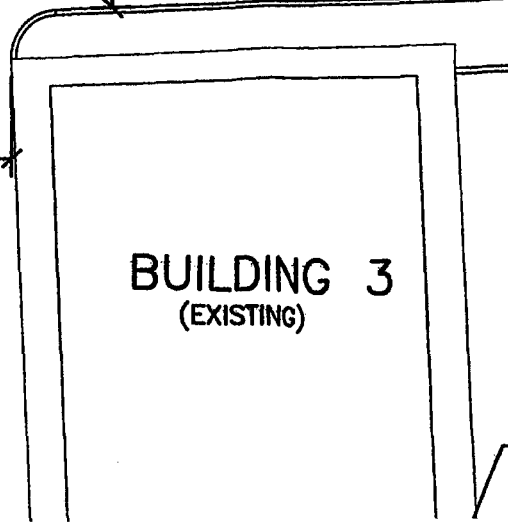
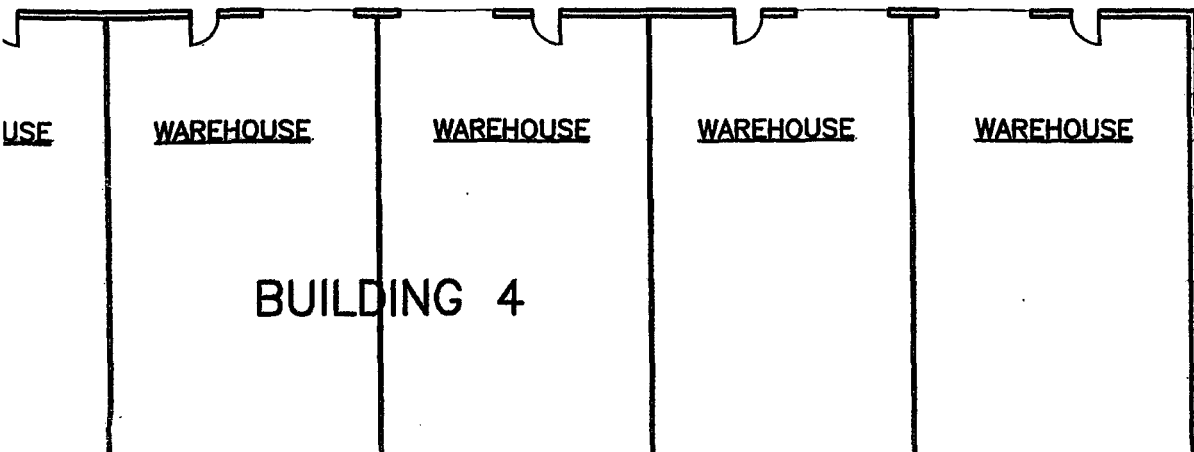
CONC. SIDEWALK/APRON
FLUSH W/ ASPHALT

NEW CONC. 'V' PAN



±38'-3"

±34'-8 1/2"
FIELD VERIFY



ORIGINAL APPROVED PLAN

632 W. Gunnison Ave

EXISTING 10.0' UTILITY EASEMENT

PROPOSED 14.0' MULTI-PURPOSE EASEMENT

EXIST. 3.0' CONC. 'V' PAN FOR DRAINAGE

EXISTING BUILDING

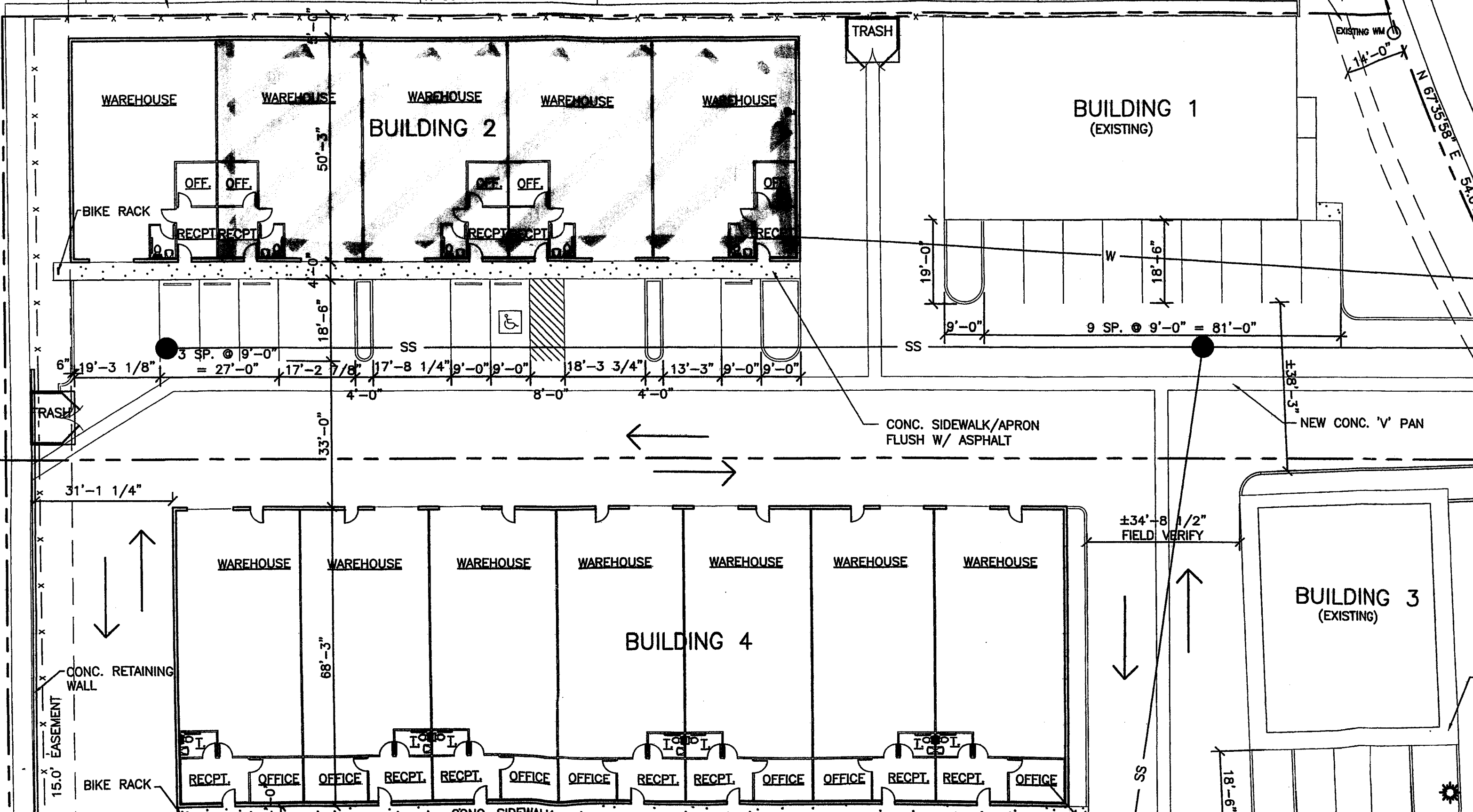
EXISTING BUILDING

N 00°10'46" W 315.07'

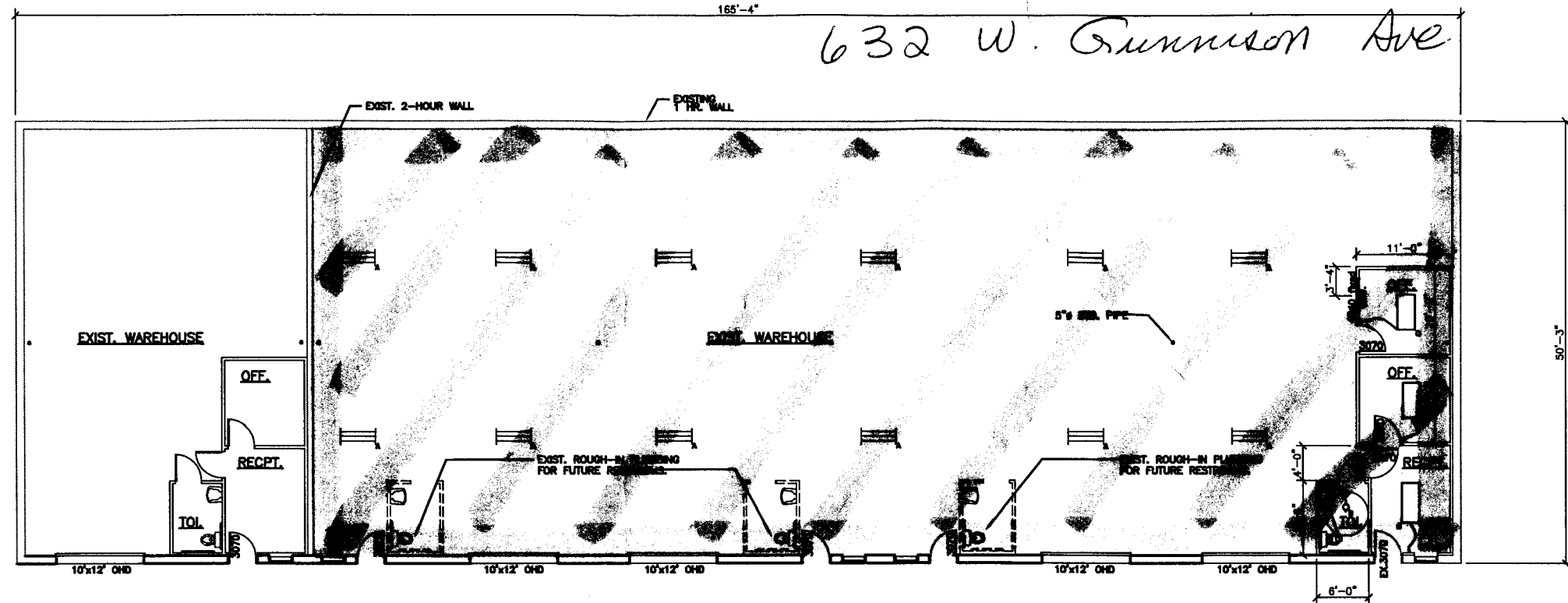
N 89°57'32" W 100.00'

EXISTING WM
14'-0"

N 67°35'58" E 54.0'



REVISED APPROVED PLAN
SLL 7/12/07



FLOOR PLAN
1/8"=1'-0"
NORTH

LIGHT FIXTURE SCHEDULE - TYP EA. UNIT

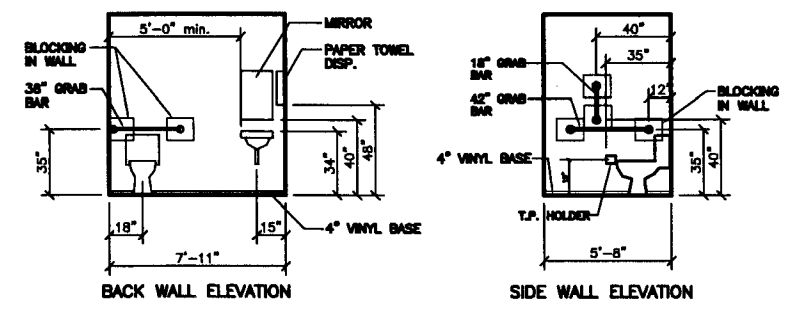
MARK	DESCRIPTION	MOUNTING	LAMP
A	H-BAY FLUORESCENT	SUSPENDED	(6) 80 WATT
B	INCANDESCENT	SURFACE	75 WATT
C	2x 4 FLUORESCENT WRAP	SURFACE	(5) 32 WATT

GENERAL NOTES:

1. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH CONSULTANT INFORMATION PROVIDED AND SUPPLIED UNDER SEPARATE CONTRACT. IF DISCREPANCIES ARE NOTED BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, THE OWNER MUST BE ADVISED IN SUFFICIENT TIME TO COORDINATE THE WORK BETWEEN THE VARIOUS DISCIPLINES.
2. ELECTRICAL DESIGN AND ENGINEERING IS TO BE PROVIDED BY ELECTRICAL SUBCONTRACTOR. THE ARCHITECT MUST BE ADVISED IF THIS PORTION OF THE WORK AFFECTS THE DESIGN OR INTEGRITY OF THE BUILDING.
3. MECHANICAL/PLUMBING DESIGN AND ENGINEERING IS TO BE PROVIDED BY MECHANICAL SUBCONTRACTOR. THE ARCHITECT MUST BE ADVISED IF THIS PORTION OF THE WORK AFFECTS THE DESIGN OR INTEGRITY OF THE BUILDING.
4. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO LOCAL CODES WHETHER OR NOT SPECIFICALLY STATED ON THE PLAN.

CODE REVIEW:

CODE: IBC 2006
 TYPE OF CONSTRUCTION: VB
 BUILDING AREA: 7800 SQ. FT.
 OCCUPANCY GROUP: S-1
 1/300 - 15 OCC.
 ALLOWABLE AREA PER FLOOR: 8,000 sq. ft.
 STORIES ALLOWED: 1
 OCCUPANCY SEPARATIONS - 2 HR. AS REQUIRED BY FIRE FLOW
 EAST WALL - 1 HR. FIRE RATING



NOTE: ALL WALLS TO BE PAINTED WITH A SCRUBABLE 'GLOSS' PAINT

TYPICAL TOILET ROOM ELEVATIONS
1/8"=1'-0"

NO.	DATE	REVISIONS
1		
2		

DATE: 8/28/07
 JOB NO. 0531
 DRAWING BY: [Signature]
 ENGINEER: [Signature]
 CHECK: [Signature]

ARCHITECTS AND PLANNERS
 617 MAIN STREET
 GRAND JUNCTION
 COLORADO 81501
 (970) 241-1803

design
 specialists

PROJECT TITLE: KRONIS INDUSTRIAL BUILDING
 TENANT IMPROVEMENT
 632 W. GUNNISON AVE, GRAND JUNCTION, COLORADO

SHEET TITLE: FLOOR PLAN