

Planning \$ <u>Pd w/ App</u>	Drainage <u>—</u>
TCP \$ <u>790⁰⁰</u>	School Impact \$ <u>—</u>

DG PERMIT NO.
FILE # <u>MSP-2007-185</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

660527-396

BUILDING ADDRESS 1070 KIMBALL AVE.

SUBDIVISION AMENDED SJ

FILING _____ BLK _____ LOT 5

OWNER TONY WHITTLE

ADDRESS 825 E. 32ND AVE

CITY/STATE/ZIP DURANGO, CO 81301

APPLICANT FCI CONSTRUCTORS, INC.

ADDRESS PO BOX 1767

CITY/STATE/ZIP GRAND JUNCTION, CO 81502

TELEPHONE 970.434.9093

TAX SCHEDULE NO. 2945.231.20005

SQ. FT. OF EXISTING BLDG(S) ~~960~~ 6387

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 960 SQ. FT.

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) STORAGE

DESCRIPTION OF WORK & INTENDED USE: ERECT
960 SQ. FT. PRE-ENGINEERED STORAGE
SHED.

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 <u>I-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u>—</u> from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>NO New</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>200-FAR</u>	_____

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 D. KASNOFF Date 6/6/2007

Department Approval Antonia Costello Date 7/9/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO Sewer / NO Water</u>
Utility Accounting <u>[Signature]</u>			Date <u>7/16/07</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)

ACCEPTED *SLC 7/16/07*
 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.

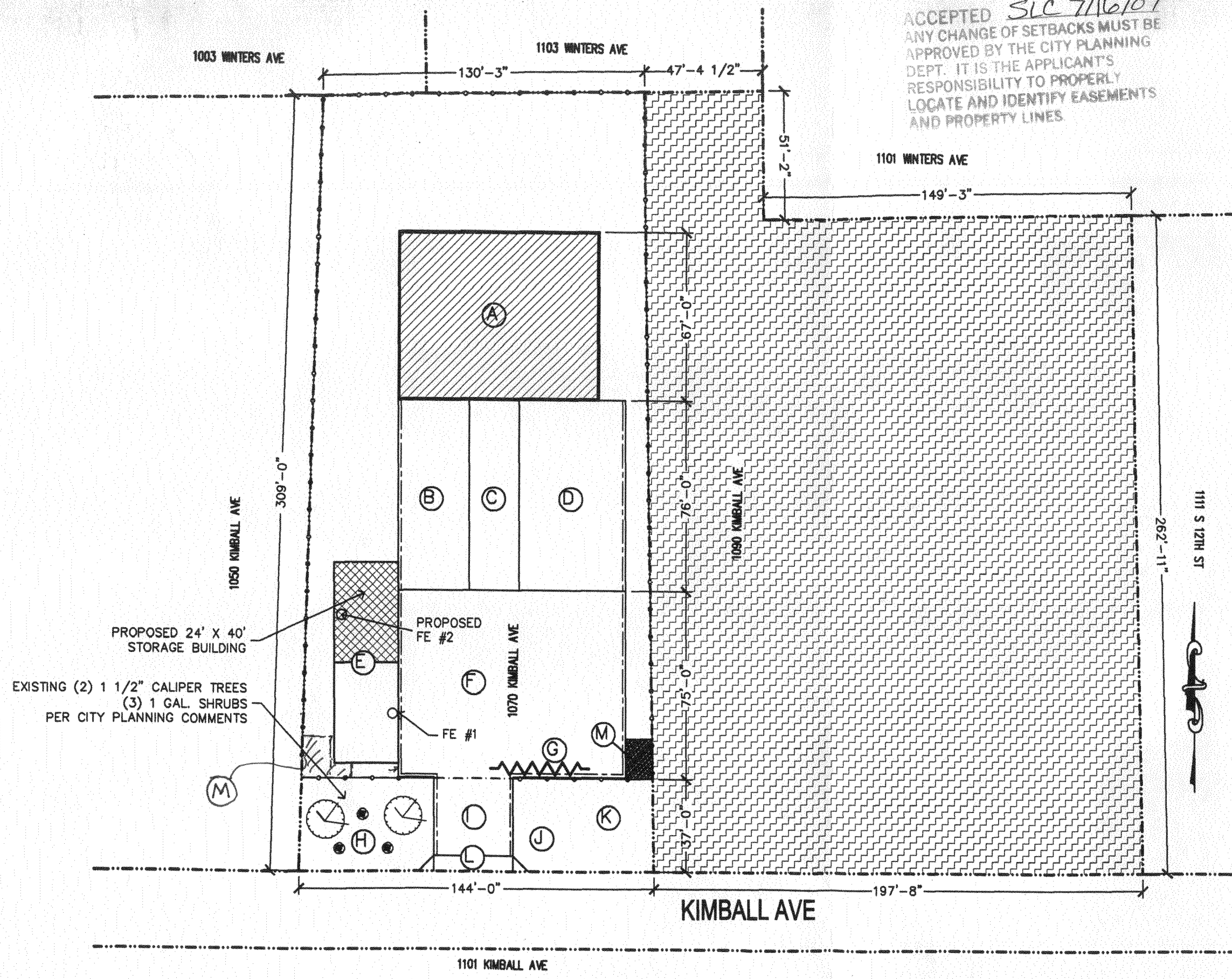
NOTES:

- A. EXISTING 67' X 81' SHOP BUILDING
 - B. EXISTING CONCRETE LOADING AREA
 - C. EXISTING CONCRETE PARKING / LOADING AREA.
 - D. EXISTING ASPHALT PARKING AREA
 - E. EXISTING 26' X 80' SLAB ON GRADE WITH A 3' X 80' DRIVE ON APRON. HATCHED AREA INDICATES NEW 24' X 40' (960 Sq Ft) PRE-ENGINEERED STORAGE BUILDING. SLAB IS OVERSIZED TO ACCOMODATE FUTURE 24' X 40' STORAGE BUILDING. RE: (*) BELOW.
 - F. EXISTING ASPHALT PARKING AREA
 - G. EXISTING ROLLING SECURITY GATE
 - H. EXISTING LANDSCAPED AREA
 - I. EXISTING DRIVE LAND / ENTRANCE
 - J. EXISTING MONUMENT SIGN
 - K. EXISTING IRRIGATED LAWN AREA W/ TREES
 - L. EXISTING CONCRETE DRIVE APRON
- (*) EXISTING SLAB IS SET BACK 12'-0" FROM THE WEST PROPERTY LINE AND 6'-0" FROM THE SOUTH EASEMENT LINE LOCATED AT THE FENCE. PLEASE NOTE ANY CHANGES REQUIRED FOR DISTANCE FROM EASEMENT LINE AT THIS LOCATION. RE: NOTE REFERENCED FROM LINE "E".
- M. 10' x 16' LANDSCAPED AREA WITH: BOULDER MULCH (1) 1 1/2" CALIPER TREE (2) 1 GAL SHRUBS (PER CITY PLANNER COMMENTS)
Either East area or West area (TBD), not both

-  UNIMPROVED LOT AREA
-  EXISTING SHOP BUILDING
-  24' X 40' PROPOSED STORAGE BUILDING
-  EXISTING FENCE LINE
-  PROPERTY BOUNDARY
-  UNIMPROVED LOT AREA

SITE PLAN

PROJECT INFORMATION:
 COVERED STORAGE ADDITION
 1070 KIMBALL AVENUE
 GRAND JUNCTION CO. 81501



EXISTING (2) 1 1/2" CALIPER TREES
 (3) 1 GAL. SHRUBS
 PER CITY PLANNING COMMENTS

PROPOSED 24' X 40'
 STORAGE BUILDING

PROPOSED
 FE #2

FE #1

1 SITE PLAN
 A1.0 1" = 40'-0"

