

Planning \$ <u>16.00</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE # <u>SPR-2005-020</u>

Building Address 2259 Logos Court
Parcel No. 2701-314-04-002
Subdivision 23rd Commercial II
Filing _____ Block _____ Lot 2

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 Dale G. Cole
Address 235 N. 7th St.
City / State / Zip G.J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name Cole & Co. Builders
Address 235 N. 7th St
City / State / Zip Grand Jct, CO 81501
Telephone 248-5460

* FOR CHANGE OF USE:

*Existing Use: Warehouse
*Proposed Use: 25'x40' office / Warehouse
Estimated Remodeling Cost \$ 60,000.00
Current Fair Market Value of Structure \$ New Building

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>I-2</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: <u>Interior Remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>only</u> (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 Samantha Whitmer Date April 16, 2007
Department Approval Wendy Spurr Date 4/16/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>still westman 20</u>
Utility Accounting <u>Kate Leber</u>	Date <u>emp. perm 6/26/15</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)

PARKING CALCULATIONS

USE	REQUIRED PARKING	CALCULATION
OFFICE AREA	1 SPACE/300 SF	300 SF/300 = 1 SPACE
SHOP AREA	1 SPACE/1,000 SF	10,000 SF/1,000 = 10 SPACES
TOTAL PARKING SPACES REQUIRED IS 11		
TOTAL PARKING SPACES PROVIDED IS 23		
(INCLUDES 2 HANDICAP ACCESSIBLE SPACES)		

LAND USE BREAKDOWN

PROPOSED BUILDING	AREA	ACRES
ASPHALT (INCLUDES CURBS/GUTTER)	8,857 SF	.22 ACRES
CONCRETE	20,308 SF	.47 ACRES
GRAVEL	1,796 SF	.04 ACRES
LANDSCAPE	33,570 SF	.88 ACRES
TOTAL PARCEL	72,841 SF	1.67 ACRES

LANDSCAPING % CALCULATION:

TOTAL SITE LANDSCAPING	2,307 SF
TOTAL DEVELOPMENT SITE AREA	31,318 SF
% OF LANDSCAPING	7.37%

UTILITY VENDORS

WATER	CITY OF GRAND JUNCTION
SEWER	CITY OF GRAND JUNCTION
ELECTRIC	XCEL COMMUNICATIONS
TELEPHONE	XCEL COMMUNICATIONS
GAS	XCEL ENERGY
FIRE	LOWER VALLEY FIRE DEPARTMENT
DRAINAGE	GRAND JUNCTION DRAINAGE DISTRICT
CABLE TV	BRESMAN COMMUNICATIONS

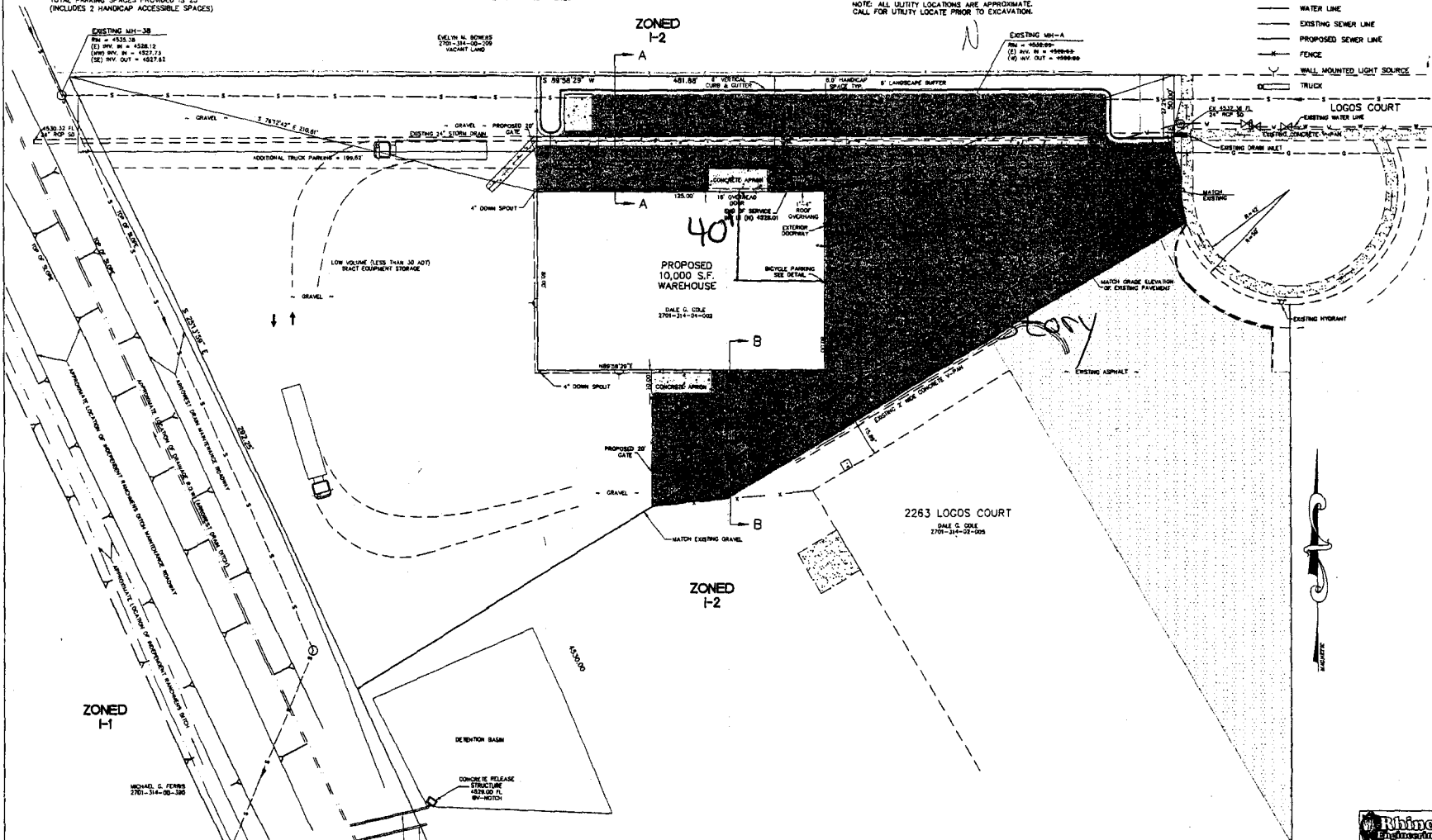
NOTE: ALL UTILITY LOCATIONS ARE APPROXIMATE. CALL FOR UTILITY LOCATE PRIOR TO EXCAVATION.

CONSTRUCTION NOTES:

- ASPHALT ENDS AT EAST SIDE OF FENCELINE.
- CONSTRUCT A 12' X 16' DUMPSTER PAD WITH SERVICE AREA. A REINFORCED OF FIBER MIX CONCRETE PAD OF 8-INCH THICKNESS IS RECOMMENDED. A 30"-FOOT HIGH SIGHT OBSCURING FENCE ON CONCRETE SLAB SHALL BE CONSTRUCTED.

LEGEND

- ← TRAFFIC MOVEMENT
- CONCRETE
- ASPHALT
- EXISTING ASPHALT
- WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- FENCE
- WALL MOUNTED LIGHT SOURCE
- TRUCK



BY	DATE	DESCRIPTION
SB8	8-10-06	REVIEW COMMENTS REVISIONS
1		

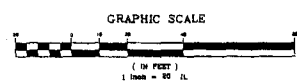
SITE PLAN
2259 LOGOS COURT
GRAND JUNCTION, COLORADO

RHINO ENGINEERING, INC.
1229 N 23RD ST SUITE 201
GRAND JUNCTION, CO 81501
970.241.6027 fax 970.256.7992



REVIEWED BY	JEK
PREPARED BY	SB8
DATE	6/14/06
SCALE	1" = 20'
PROJECT NO	26031.01
SHEET NO	2

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



APPROVED FOR CONSTRUCTION FOR ONE YEAR OF THIS DATE	DATE 9/7/06
COMMUNITY DEVELOPMENT PLANNER	DATE
FINAL ACCEPTANCE	DATE
COMMUNITY DEVELOPMENT PLANNER	DATE

APPROVED FOR CONSTRUCTION FOR ONE YEAR OF THIS DATE	DATE 7-20-06
COMMUNITY DEVELOPMENT ENGINEER	DATE
FINAL ACCEPTANCE	DATE
COMMUNITY DEVELOPMENT ENGINEER	DATE

Wendy Spurr

ALL UTILITIES MUST BE MARKED PRIOR TO EXCAVATION
CALL 1-800-922-1987
FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES