

Planning \$ <u>0</u>
TCP \$ <u>/</u>
Drainage \$ <u>/</u>
SIF \$ <u>/</u>

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

BLDG PERMIT NO.
FILE #

Building Address 2800 C Rd ^{Wainwright Ave}
 Parcel No. 2943 193-13-002
 Subdivision _____
 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 Rich Jenkins
 Address 2800 C Rd
 City / State / Zip Grand Jct CO 81503

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

APPLICANT INFORMATION:

Name Rich Jenkins
 Address 2800 C Rd
 City / State / Zip Grand Jct CO 81503
 Telephone (970) 216-6839

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

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>PMF 8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES <u>/</u> NO <u>/</u>
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval <u>JAR/NA</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 Rich Jenkins Date 1/24/07
 Department Approval Judith A. ... Date 1/24/2007

Additional water and/or sewer tap fee(s) are required: YES <u>/</u> NO <u>/</u> W/O No. _____
Utility Accounting <u>Kate ...</u> Date <u>1/24/06</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)

Justin A. Poir

JENKINS MINOR SUBDIVISION
 UNAWEEP AVENUE
 UTILITY EASEMENTS

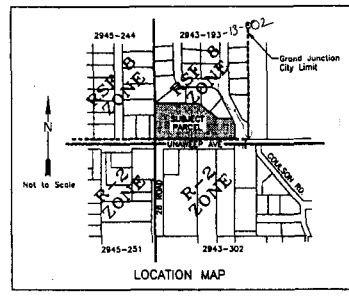


GRAPHIC SCALE 1" = 20'
 0 20 40 60

SITE PLAN / UTILITY COMPOSITE
 JENKINS MINOR SUBDIVISION
 CURRENT ZONING - PB
 PROPOSED ZONING - RSF B WITH CUP FOR NURSERY

UTILITY VENDORS	
WATER	UTE WATER COMPANY
SEWER	CITY OF GRAND JUNCTION
ELECTRIC	PUBLIC SERVICE
TELEPHONE	US WEST COMMUNICATIONS
GAS	PUBLIC SERVICE

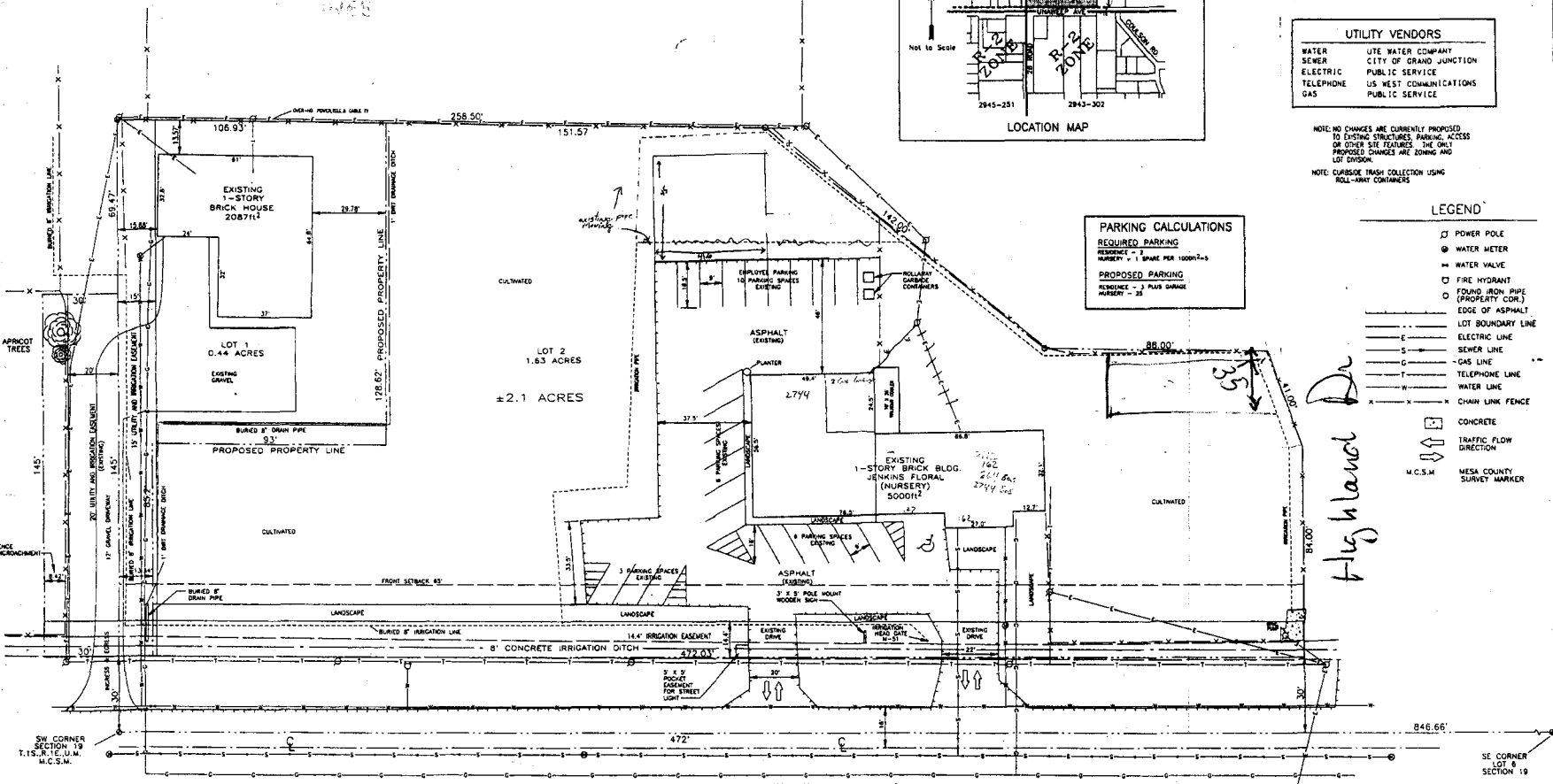
NOTE: NO CHANGES ARE CURRENTLY PROPOSED TO EXISTING STRUCTURES, PARKING, ACCESS OR OTHER SITE FEATURES. THE ONLY PROPOSED CHANGES ARE ZONING AND LOT DIVISION.
 NOTE: CURBSIDE TRASH COLLECTION USING ROLL-ARMY CONTAINERS



PARKING CALCULATIONS
 REQUIRED PARKING
 RESIDENT - 1 SPACE PER 1000 SF
 NURSERY - 1 SPACE PER 1000 SF
 PROPOSED PARKING
 RESIDENT - 3 PLUS GARAGE
 NURSERY - 28

LEGEND

- ⊙ POWER POLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ FOUND IRON PIPE (PROPERTY COR.)
- EDGE OF ASPHALT
- LOT BOUNDARY LINE
- E — ELECTRIC LINE
- S — SEWER LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- X — CHAIN LINK FENCE
- CONCRETE
- ↔ TRAFFIC FLOW DIRECTION
- M.C.S.M. MESA COUNTY SURVEY MARKER



UNAWEEP AVE. ("C" ROAD)

1 SITE PLAN
 SP-1
 1" = 20'
 JENKINS MINOR SUBDIVISION
 CURRENT ZONING - PB
 PROPOSED ZONING - RSF B WITH CUP FOR NURSERY

LAND USE BREAKDOWN	
LOT 1 - 0.44 ACRES (19,385 sq ft)	LOT 2 - 1.63 ACRES
HOUSE - (2,087 sq ft)	NURSERY BUSINESS - (5,000 sq ft)
LANDSCAPE AND DRIVEWAY - (13,837 sq ft)	ASPHALT DRIVE & PARKING - (16,300 sq ft)
(PROPOSED REZONE TO REF-B)	LANDSCAPE & PLANTING BEDS - (53,810 sq ft)
	(CONDITIONAL USE PERMIT)

ACCEPTED AS CONSTRUCTED
 Acceptance of these plans does not release the designer, contractor, or the engineer from conformity with City of Grand Junction Standards and Specifications.

City of Grand Junction Community Development Representative Date

*All details, construction, inspections, and testing shall conform to City of Grand Junction Standards and Specifications. The contractor shall have a copy of the accepted plans and the current City of Grand Junction Standards and Specifications on-site and available at all times during construction.

REVISIONS	DATE	BY	REMARKS

SITE PLAN AND UTILITY COMPOSITE
 Jenkins Minor Sub
 2806 and 2806 Unawep Ave.
 Grand Junction, Co. 81503

Mary Jenkins
 2806 Unawep Ave. 81503-3169
 Grand Junction, Co. 81503-4815
 970 242-4815

HydroTerra, Inc.
 14271 Park Avenue Road
 Westwood, CO 81505-4554
 Telephone: (970) 724-4554

PROJECT
 SITE PLAN/
 UTILITY COMPOSITE
 SCALE
 AS SHOWN
 DATE DRAWN
 November 11, 1997
 LATEST REVISION
 November 11, 1997

SHEET NUMBER
 SP-1