

Planning \$ _____	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO.
FILE # <u>MSR-2007-353</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>2573 Hwy 6 + 50</u>	TAX SCHEDULE NO. <u>2945-151-00-111</u>
SUBDIVISION _____	SQ. FT. OF EXISTING BLDG(S) _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>980^{sq} Trailer</u>
OWNER <u>GJGG Holdings L.L.C</u> GJGG L.L.C (Steve Broadbent)	MULTI-FAMILY: NO DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u> CONSTRUCTION
ADDRESS <u>11635 S 700E #200</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u> CONSTRUCTION <u>The New Golds Gym.</u>
CITY/STATE/ZIP <u>Draper UT 84020</u>	USE OF ALL EXISTING BLDG(S) <u>NA</u>
APPLICANT <u>Rimrock Construction L.L.C.</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Temporary Construction / Sales Trailer</u>
ADDRESS <u>11635 S 700E #100</u>	
CITY/STATE/ZIP <u>Draper Utah 84020</u>	
TELEPHONE <u>801-676-7625</u>	

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>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>40</u>	_____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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).

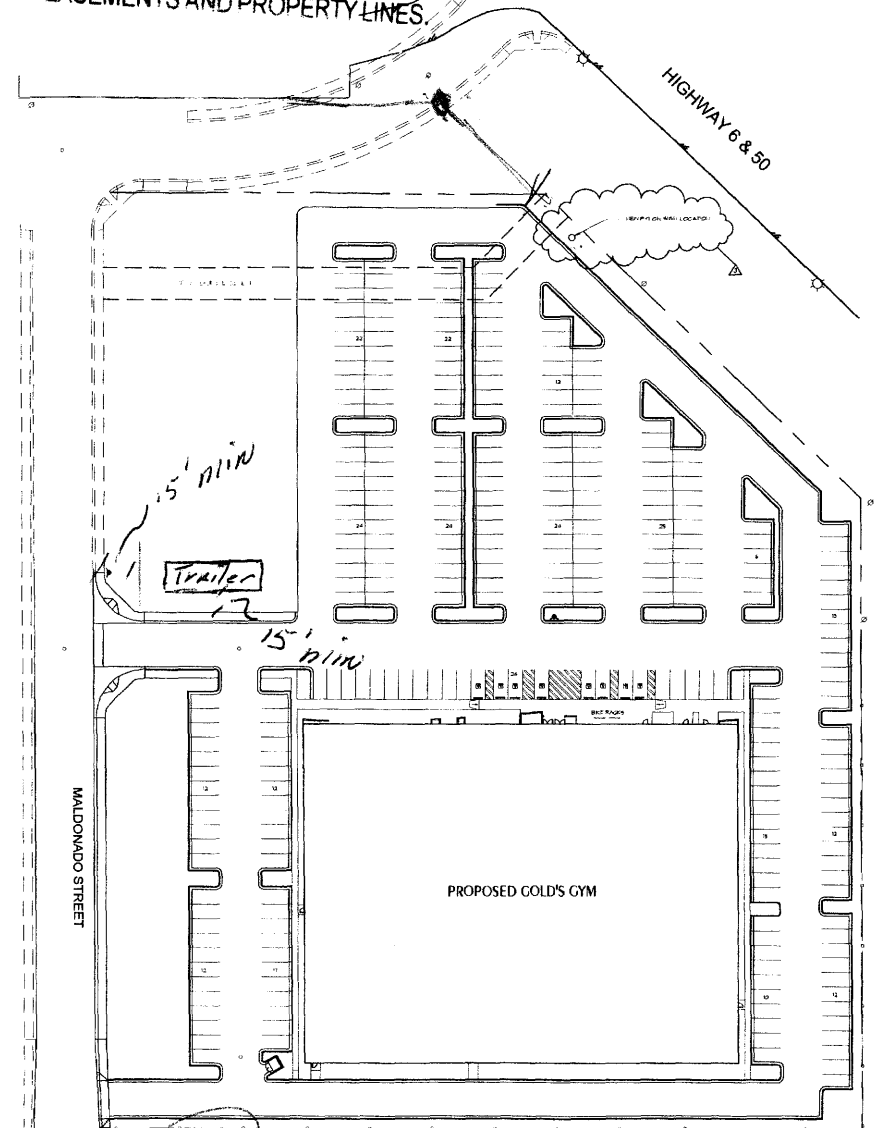
Applicant's Signature <u>Richard J. White</u>	Date	<u>Nov. 30 2007</u>
Department Approval <u>Paul Hopmeier</u>	Date	<u>1/17/08</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

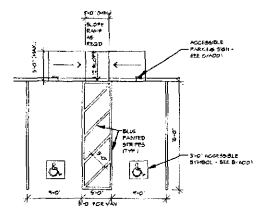
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Paul Hernandez*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

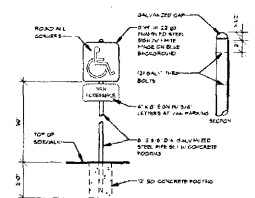


A COMPREHENSIVE SITE PLAN (FOR REFERENCE ONLY)
 SCALE: 1" = 30'-0"

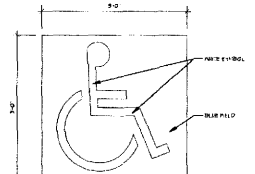
Richard L. Williams



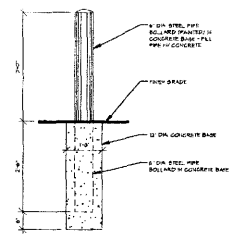
1 ACCESSIBLE PARKING DETAIL
 SCALE: 1/8" = 1'-0"



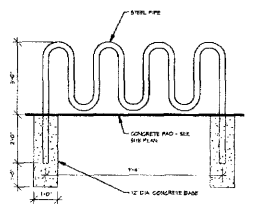
2 ACCESSIBLE PARKING SIGNAGE
 SCALE: 3/4" = 1'-0"



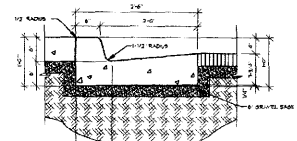
3 ACCESSIBLE PARKING SYMBOL
 SCALE: 1" = 1'-0"



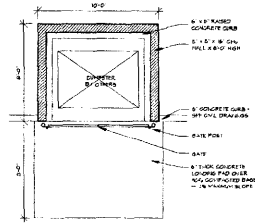
4 BOLLARD DETAIL
 SCALE: 3/4" = 1'-0"



5 BIKE RACK DETAIL
 SCALE: 1/2" = 1'-0"



6 CURB DETAIL
 SCALE: 1" = 1'-0"



7 TYPICAL DUMPSTER DETAIL
 SCALE: 1/4" = 1'-0"

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
 410 WEST 10TH STREET
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112

GOLD'S GYM
 GRAND JUNCTION, CO
 PROJECT

SITE PLAN
 A001