

PCN-291-43

| | |
|----------------------------|-----------------------------|
| Planning \$ <u>Paid</u> | Drawings \$ <u>NO</u> |
| TCP \$ <u>987.00</u> | School Impact \$ <u>N/A</u> |
| Inspection \$ <u>40.00</u> | |

| |
|------------------------------|
| Bldg Permit No. <u>35333</u> |
| File # <u>SPR-2010-106</u> |

~~DEFERRED FEES~~

Zoning Approval

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

27754-0 legs

BUILDING ADDRESS 603 N. 1ST ST.
 SUBDIVISION 601 SUBDIVISION
 FILING _____ BLK _____ LOT 2

TAX SCHEDULE NO. 2945-151-15-002
 SQ. FT. OF EXISTING BLDG(S) 2400
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1200
11069.649

OWNER JONATHAN MURCH
 ADDRESS 603 N. 1ST ST.
 CITY/STATE/ZIP GRAND JCT, CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

APPLICANT GABRY DE GABMO
 ADDRESS 2525 HIGH COUNTRY CT.
 CITY/STATE/ZIP GRAND JCT, CO 81501
 TELEPHONE 970-270-0660

USE OF ALL EXISTING BLDG(S) WAREHOUSE
 #B
 DESCRIPTION OF WORK & INTENDED USE: ADDITION OF 1200 S.F., 2-STORY POLE BARN TO W. SIDE OF EXIST.

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

connecting bathroom sewer from existing

| | |
|--|--|
| ZONE <u>C-1</u> | LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____ |
| SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>C</u> from PL REAR: <u>10'</u> from PL | PARKING REQUIREMENT: <u>NO NEW - 14 req.</u> |
| MAX. HEIGHT <u>40'</u> | FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u> |
| MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u> | SPECIAL CONDITIONS: <u>Deferred Fees requested. Must be paid prior to C.O.</u> |

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 Gabry De Gabmo Date Jul 1, 2010
 Planning Approval Joni V. Brown Date Aug. 31, 2010

~~FEES DEFERRED~~

PAID
JAN 25 2011

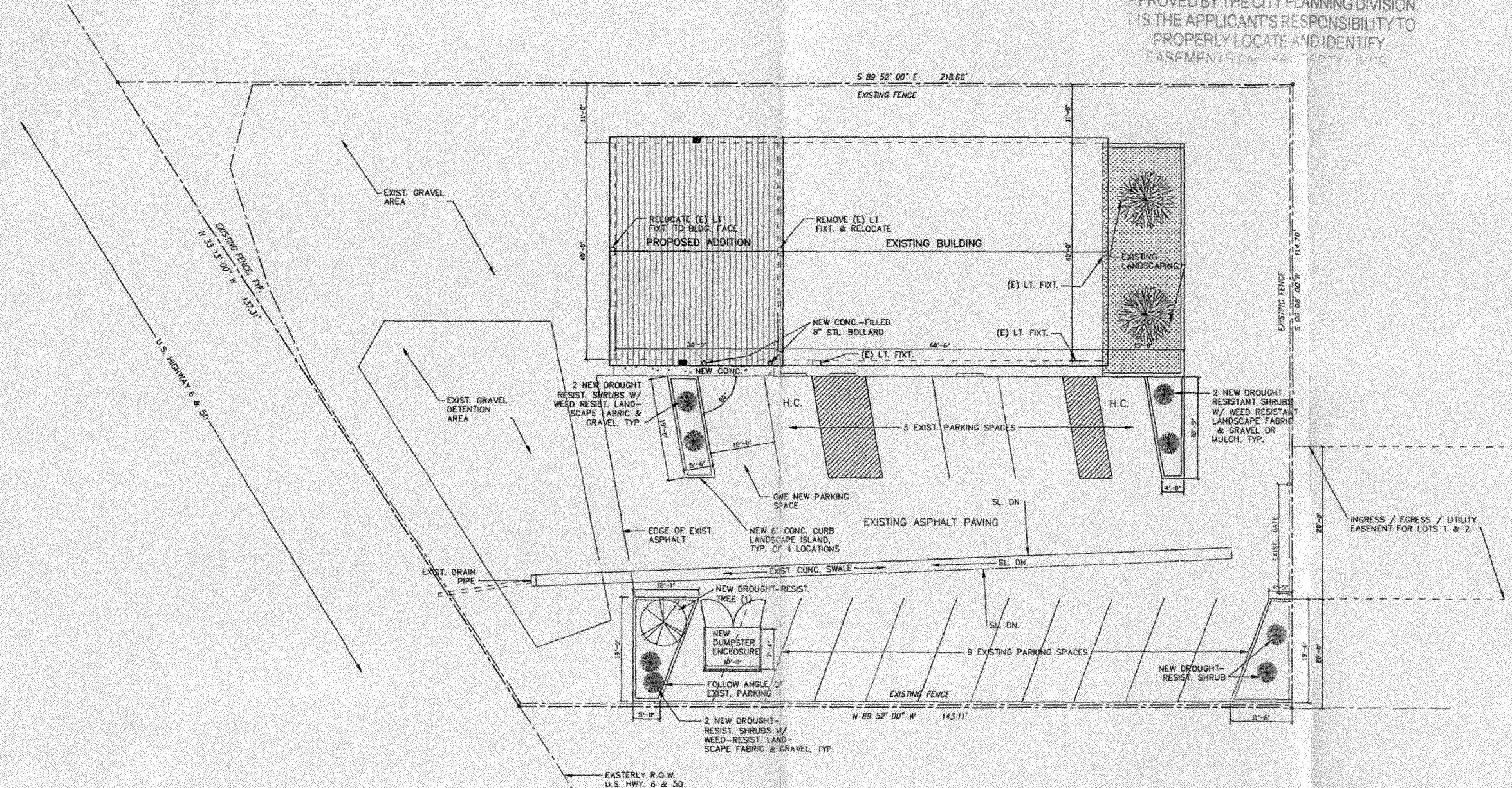
| | | | |
|--|-------------|-------------|---------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. <u>no sewer tap fee</u> |
| Utility Accounting | <u>Paid</u> | | Date <u>9/1/10</u> |

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)

SIGNATURES: CITY OF GRAND JUNCTION
 CITY PLANNER: *Joni V. Boney* DATE: 9/1/10
 CITY DEVELOPMENT ENGINEER: *[Signature]* DATE: 9/1/10

ACCEPTED
 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.



PARKING & LANDSCAPING REQUIREMENTS:

PARKING REQUIREMENTS - GENERAL OFFICES - 1 PER 400 S.F.
 WAREHOUSE - 1 PER 1000 S.F.
 EXISTING OFFICE SPACE = 320 S.F.
 NEW OFFICE SPACE = 150 S.F.
 TOTAL OFFICE SPACE = 470 S.F. = 1.25 PARKING SPACES REQ.
 EXISTING WAREHOUSE = 2080 S.F.
 NEW WAREHOUSE = 2250 S.F.
 TOTAL WAREHOUSE = 4330 S.F. = 4.33 PARKING SPACES REQ.
 TOTAL PARKING REQUIRED = 6 SPACES
 PROVIDED PARKING - 2 HANDICAP SPACES (1 VAN-ACCESSIBLE)
 15 TOTAL SPACES
 LANDSCAPING REQUIREMENTS - 2400 S.F. GROSS NEW BLDG. AREA
 20,788 S.F. SITE AREA
 11% INCREASE IN STRUCTURE =
 1 ADDITIONAL TREE & 8 SHRUBS REQ. & PROVIDED
 DUMPSTER ENCLOSURE - 6' TALL CEDAR PRIVACY FENCE W/ 4 X 4 CEDAR POSTS, LATCHING GATES W/ KEEPER. 4" CONC. PAD FOUNDATION W/ THICKENED EDGE.

LEGEND:

□ EXIST. EXTERIOR LIGHTING
 ■ NEW EXTERIOR LIGHTING -
 BREAK-RESIST / TAMPER-RESIST.

MURCH ADDITION
 601 N. 1st St.
 GRAND JCT, CO

DESIGN DEVELOP. 14 JUNE 10
 DESIGN DEV. REV. 1 24 JUNE 10
 DESIGN DEV. REV. 2 28 JUNE 10
 DESIGN DEV. REV. 3 19 JULY 10
 DESIGN DEV. REV. 4 23 JULY 10
 RESPONSES - REV. 5 31 AUG. 10

SITE PLAN

A1.0

1 SITE PLAN
 SCALE: 1" = 10'-0"
 Project North

OFFICE: 505 BERNADE ST., GRAND JUNCTION, CO 81504
 GRUMLEY DESIGN
 C: 970.635.4862
 T: 970.635.7217