

PCN-2011-533

TCP \$	0
Drainage \$	0
SIF \$	
Inspection \$	450

4396-1

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Planning \$	0
Bldg Permit #	
File #	COU-2010-262

Building Address 304 North Avenue
 Parcel No. 2945-113-19-001
 Subdivision Shaffroth Rodgers Add
 Filing _____ Block 5 Lot 1

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 13153 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 35,749 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 12,487 - No change in Structures

OWNER INFORMATION:

Name Linda Manchester
 Address 515 23 1/4 Rd
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel
 Addition
 Other: _____
 Change of Use (*Specify uses below)
 Change of Business

APPLICANT INFORMATION:

Name Eric Kraai
 Address 102 N 4th St. Suite 107
 City / State / Zip GJ CO, 81501
 Telephone 970-712-5045

* FOR CHANGE OF USE:
 *Existing Use: Day Cleaner/Warehouse
 *Proposed Use: Retail/Warehouse

Estimated Remodeling Cost \$ 80,000 17.23%
 Current Fair Market Value of Structure \$ 464,290 -Bk

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 PLANNING STAFF			
ZONE <u>C-2</u>	Maximum coverage of lot by structures <u>N/A</u>		
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <u>X</u> NO _____		
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>1/250th RETAIL / 1/1000th WAREHOUSE</u>		
Maximum Height of Structure(s) <u>40'</u>	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Voting District _____	Ingress / Egress Location Approval <u>[Signature]</u>	Special Conditions: <u>SEE PLANS AND APPROVAL LETTER</u>	
	(Engineer's Initials)		

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 [Signature] Date 11-9-10
 Planning Approval [Signature] Date 12/13/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Per Debr</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/10/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Date Submitted: 11-2-10



CHANGE OF USE DEVELOPMENT APPLICATION

Property Owner: Linda Manchester

Address: 515 28 3/4 Rd

Telephone: 970-263-4918

Applicant's Name: Eric Kraai

Address: 102 N 4th St Grand Junction, CO

Telephone: 712-5045

Location of Property: 304 North Avenue

Tax Parcel No. 2945-113-19-001

Existing Use: Vacant

Proposed Use: Retail

Other: _____

FOR OFFICE USE ONLY					
Zone:	<u>C-2</u>	Setbacks	F: <u>15'</u>	S: <u>0'</u>	R: <u>10'</u>
Special Conditions:	<u>SEE APPROVAL LETTER</u>				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

Applicant's Signature

11-2-10

Date

Community Development Department Approval

12/13/10

Date

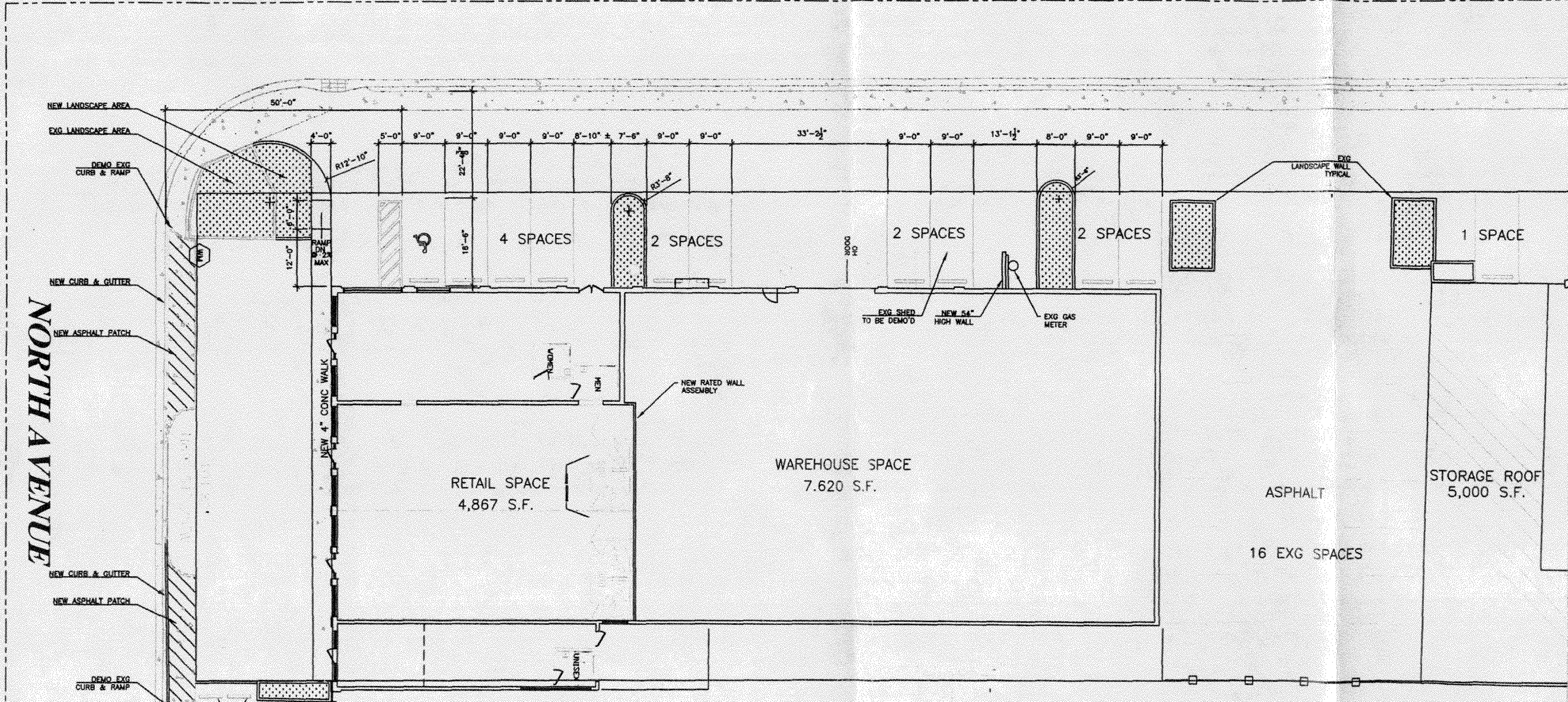
THIRD STREET

KRAAI DESIGN
Architecture

102 north fourth street, suite 104 grand junction, co 81501
Phone: 970-712-5045
info: @kraaidesign.com

REVISIONS

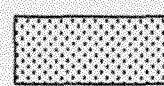
NO	DATE	BY	DESCRIPTION



NORTH AVENUE

**304 NORTH AVENUE
GRAND JUNCTION, CO**

RETAIL SPACE 4,867 S.F.
/250 = 19 SPACES
WAREHOUSE SPACE 7,620 S.F.
/1000 = 8 SPACES
TOTAL REQUIRED = 27
TOTAL PROVIDED = 27

 - INDICATES LANDSCAPE



1
A1.1

SITE PLAN

3/32" = 1'-0"

ACCEPTED *B. C. Smith* 12/13/10
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY BASEMENTS AND PROPERTY LINES.

DATE: 12-1-10

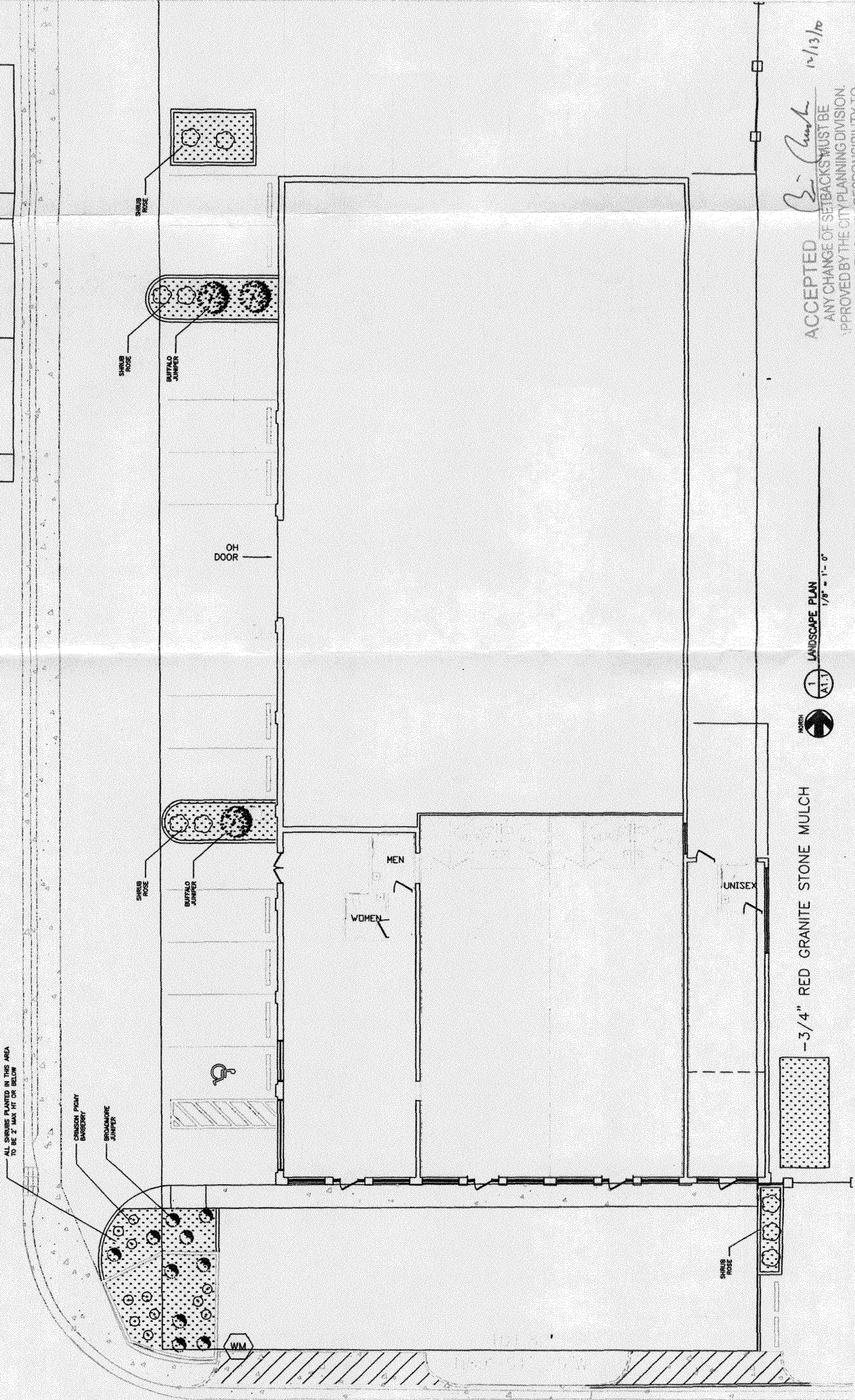
C1.1

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PLANT LEGEND = 36 TOTAL

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QUANT.	MATURE SIZE
⊙	BERBERIS 'CRIMSON PIGMY'	CRIMSON PIGMY BARBERRY	5 GAL	11	2' TALL, 2' SPREAD
⊙	JUNPERUS SABINE 'BROADMORE'	BROADMORE JUNIPER	5 GAL	10	2' TALL, 2' SPREAD
⊙	JUNPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	3	2' TALL, 2' SPREAD
⊙	ROSA 'HEARLY WILD'	PINK GROUNDCOVER SHRUB ROSE	5 GAL	8	2' TALL, 3' SPREAD



ACCEPTED *Bi-Crest* 12/13/10
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY

LANDSCAPE PLAN
 1/8" = 1'-0"

3/4" RED GRANITE STONE MULCH