

Planning \$ <u>N/A</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>2,554.00</u>	School Impact \$ <u>460.00</u>
Inspection \$ <u>90.00</u>	DEFERRED FEES

Thurs
3:00

Bldg Permit No.
File # <u>PP-2007-200</u>

845 # (PCR-2010-429)
in
abolition
units A+B

ZONING APPROVAL X

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Public Works & Planning Department

BUILDING ADDRESS 845 ORCHARD AVE
 SUBDIVISION MESA
 FILING _____ BLK 2 LOT 7+8
 OWNER JOHN MARTIN
 ADDRESS 332 QUAIL DRIVE
 CITY/STATE/ZIP 81507
 APPLICANT JANE
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 970-683-1848

TAX SCHEDULE NO. 2945-114-08-006
 SQ. FT. OF EXISTING BLDG(S) 1,200 # AND 1,277 #
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 2 AFTER 3
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) SINGLE FAMILY RESIDENTIAL
 DESCRIPTION OF WORK & INTENDED USE:
CONSTRUCT 1 ADDITIONAL SINGLE FAMILY DWELLING UNIT - UNIT B.

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R-8, RESIDENTIAL - 8 DU/AL</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>6 SPACES FOR PROPERTY</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>35'</u>	SPECIAL CONDITIONS: <u>PER APPROVED</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>	<u>SITE AND LANDSCAPING PLANS DATED JULY 20, 2010. APPROVED</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).

FEES DEFERRED

Applicant's Signature [Signature] Date July 21, 2010
 Planning Approval [Signature] Date JULY 20, 2010

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>21732</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/21/10</u>

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

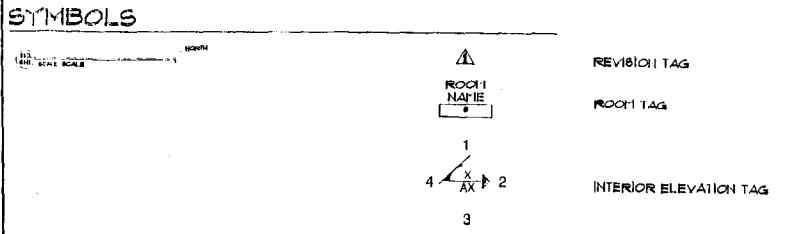
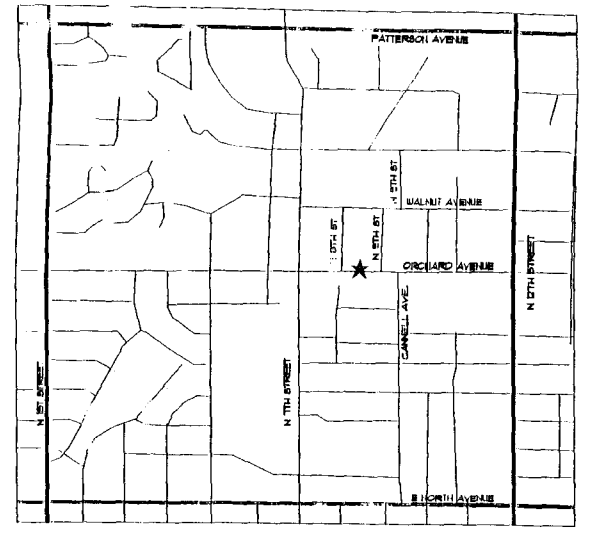
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ORCHARD BUNGALOWS

845 ORCHARD AVENUE
GRAND JUNCTION, COLORADO

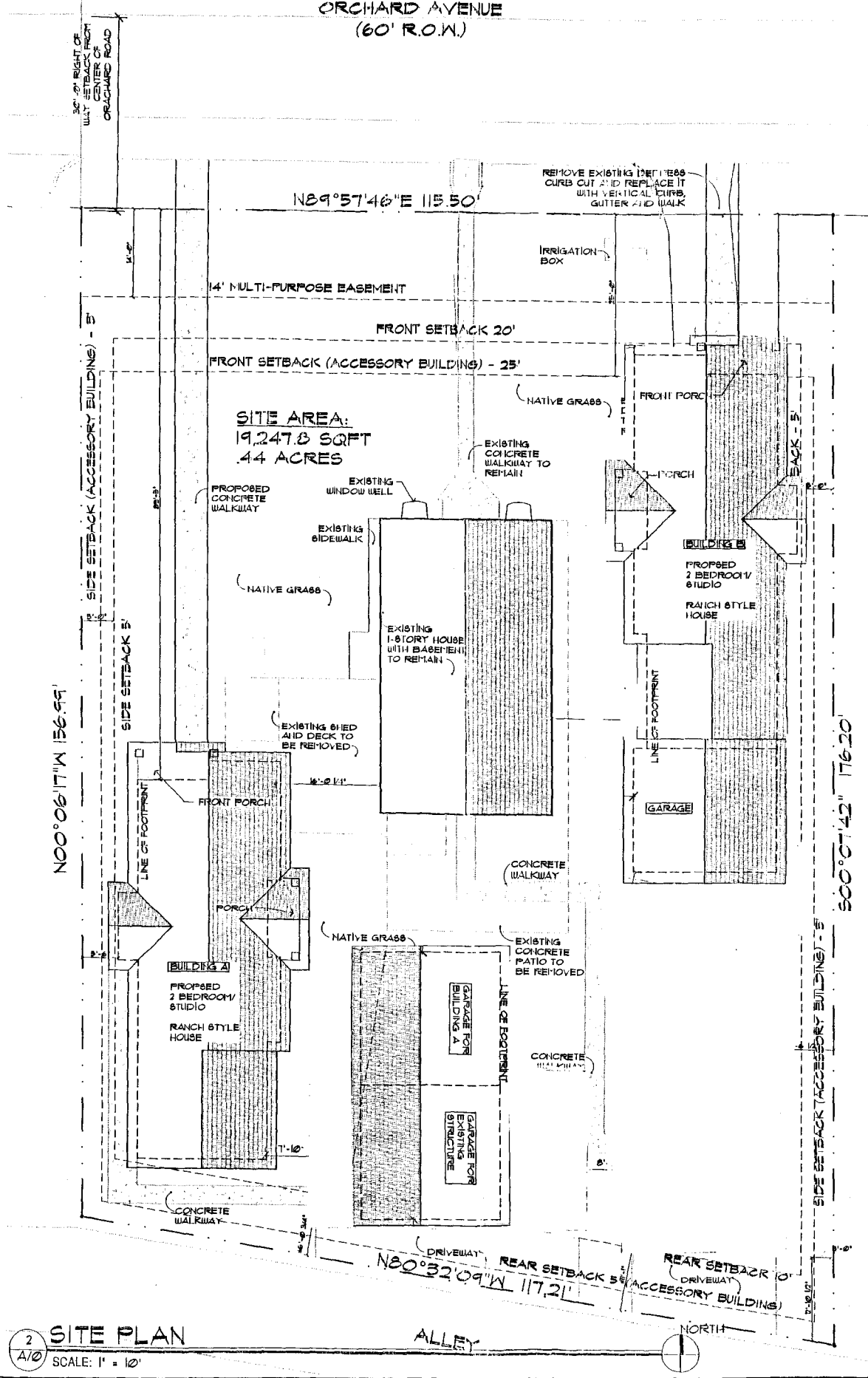
REVISION SET
18 APRIL 2008

M K I



ABBREVIATIONS

A AFF	ABOVE FINISHED FLOOR	G GALV.	GLAZED	O O.C.	ON-CENTER
AGG	AGGREGATE	GA	GAUGE	OPF.	OPPOSITE
A/C	AIR CONDITIONING	GY	GYPSEUM WALL BOARD	OD.	OUTSIDE DIAMETER
ALUM.	ALUMINUM	GYPB		OH.	OVERHEAD
AB	ANCHOR BOLT	H HDR.	HARDWARE	OHD.	OVERHEAD DOOR
ANOD.	ANODIZED	HV.AC.	HEATING VENTILATING & AIR CONDITIONING	P PNL.	PANEL
AUTO.	AUTOMATIC	HT.	HEIGHT	PVMT.	PAVEMENT
B.B.	BLOCKING	HM.	HOLLOW METAL	PERF.	PERFORATED
BD.	BOARD	HORIZ.	HORIZONTAL	PL.	PLATE
BRK.	BRICK	I INC.	INCLUDE	FLYWD.	PLYWOOD
BLDG.	BUILDING	ID.	INSIDE DIAMETER	P.C.	PRECAST
C.CPT.	CARPET	INSUL.	INSULATION	PREFAB.	PREFABRICATED
CLG.	CEILING	INT.	INTERIOR	Q.Q.T.	QUARRY TILE
CL.	CENTER LINE	INV.	INVERT	R RE.	REFER TO
CT.	CERAMIC TILE	J.JT.	JOINT	REF.	REFERENCE
CHAF.	CHAFFER	JST.	JOIST	REINF.	REINFORCED
CONC.	CONCRETE	K.K.O.	KNOCK-OUT	RH.	RIGHT-HAND
CMU.	CONCRETE MASONRY UNIT	L LAM.	LAMINATE	RIB.	RIBBER
CONT.	CONTINUOUS	L.H.	LEFT-HAND	R.D.	ROOF DRAIN
C.J.	CONTROL JOINT	LT.	LIGHT	R1.	ROOM
D.DTL.	DETAIL	LL.	LEFT-LOAD	R.O.	ROUGH OPENING
DIA.	DIAMETER	LP.	LOW POINT	S S.M.	SIMILAR
DN.	DIVISION	M.M.F.R.	MANUFACTURER	SPEC.	SPECIFICATION(S)
DWG.	DRAWING	M.S.	MASONRY	SQ.	SQUARE
E BA.	EACH	M.O.	MASONRY OPENING	STD.	STANDARD
ELEC.	ELECTRIC/ELECTRICAL	N	MATERIAL	STL.	STEEL
ELEV.	ELEVATION	MAX.	MAXIMUM	STO.	STORAGE
EQ.	EQUAL	MECH.	MECHANICAL	STRUCT.	STRUCTURAL
EQUIP.	EQUIPMENT	MEMBR.	MEMBRANE	T T & G	TONGUE & GROOVE
EXIST.	EXISTING	NET.	NETAL	TYP.	TYPICAL
EJ.	EXPANSION JOINT	MIN.	MINIMUM	U U.L.	UNDERLINTER'S LABORATORY UNFINISHED
EXT.	EXTERIOR	MISC.	MISCELLANEOUS	U.F.	UNFINISHED
F.FLASH.	FLASHING	MR-GYP	MOISTURE RESISTANT	V.V.F.	VERIFY IN FIELD
FL.	FLOOR	N.N.O.M.	NOT NOT AFFICABLE	VERT.	VERTICAL
FD.	FLOOR DRAIN	N.C.	NOT IN CONTRACT	VIN.	VINYL
FIG.	FOOTING	NTS.	NOT TO SCALE	W.W.P.	WATERPROOFING WITH
		NO.	NUMBER	W/O	WITHOUT
				W.	WOOD



2 SITE PLAN
SCALE: 1" = 10'

PROJECT DISCRPTION

THE PROJECTS SITE CONSISTS OF SITE OF .44 ACRES WITHIN A RFF B ZONING DISTRICT. THERE IS ONE EXISTING DWELLING UNIT TOTALING 1200 SQUARE FEET. THIS STRUCTURE BREAKS THE CONTINUITY OF THE CURRENT URBAN DENSITY ON THE SOUTH SIDE OF ORCHARD AVENUE. THE SCOPE OF THIS PROJECT IS TO REESTABLISH THIS CONTINUITY THROUGH THE SITE. THE PROJECT DOES THIS BY ADDING TWO ADDITIONAL FREE STANDING DWELLING UNITS AND A FREE STANDING PARKING GARAGE.

THE TWO DWELLING UNITS ARE CONSTRUCTED TO BE A BUNGALOW STYLE HOME WITH FEATURES TO ENCOURAGE OUTDOOR USAGE CONSIST WITH 'NEW URBAN' VALUES AND CONCEPTS.

PROJECT DATA

ZONING: RFF B
MAX DENSITY: 8 UNITS / ACRE
MIN DENSITY: 4 UNITS / ACRE
TOTAL ACERAGE: .442 ACRES
MAX LOT COVERAGE: 353 UNITS

THIS SITE HAS AN EXISTING UNIT AND THE PROPOSED SITE HAS 2 ADDITIONAL UNITS

A TOTAL OF 3 UNITS ON THE SITE

FLOOR AREA RATIO (FAR):	0.45
UNIT A:	1271 SF
UNIT B:	1701 SF
UNIT C (EXISTING UNIT):	1200 SF
GARAGE:	893 SF
TOTAL SF:	5071 SF
TOTAL SF/SITE AREA:	5462 SF / .442 ACRES
FAR:	262

LOCAL CODES

2000	INTERNATIONAL RESIDENTIAL CODE
2000	INTERNATIONAL FUEL GAS CODE
2000	INTERNATIONAL MECHANICAL CODE
1998	INTERNATIONAL ENERGY CONSERVATION CODE
2000	UNIFORM PLUMBING CODE
2000	2002 NATIONAL ELECTRICAL CODE
2000	INTERNATIONAL PROPERTY MAINTENANCE CODE

PROJECT DIRECTORY

OWNER
JUERGEN DENK
93 SOUTH DEVINNEY
GOLDEN, COLORADO 80401
PHONE: 303.216.1661
CONTACT: JUERGEN DENK

ARCHITECT
M.K.I. ARCHITECTURE PC
2851 THIRTY FIRST STREET
BOULDER, COLORADO 80501
PHONE: 303.444.4555
FAX: 303.444.1324
CONTACT: MATTHEW LAURENCE
RENEE GOLOBIC

STRUCTURAL ENGINEER
LT ENGINEERING LLC
5620 ZUNI STREET
DENVER, COLORADO 80221
PH: 303.411.9861
CONTACT: LESLIE TROEN

DRAWING INDEX

ARCHITECTURAL	
A/0	SITE PLAN / COVER
A/1	BUILDING A FLOOR PLAN / ROOF PLAN
A/2	BUILDING A ELEVATIONS / SECTIONS
A/3	BUILDING B FLOOR PLAN / ROOF PLAN
A/4	BUILDING B ELEVATIONS / SECTIONS
A/5	BUILDING B FLOOR PLAN / ROOF PLAN
A/6	GARAGE FLOOR PLAN / ROOF PLAN
A/7	GARAGE ELEVATIONS / SECTIONS / SCHEDULES
STRUCTURAL	
B/1	BUILDING A FOUNDATION PLAN / ROOF FRAMING PLAN
B/2	BUILDING B FOUNDATION PLAN / ROOF FRAMING PLAN
B/3	GARAGE FOUNDATION PLAN / ROOF FRAMING PLAN
B/4	STRUCTURAL NOTES AND DETAILS

ARCHITECTURE
3200 CARBON PLACE, STE. 100
BOULDER, COLORADO 80501
303.444.4555
FAX 303.444.1301
matthew@mkiarchitect.com

ORCHARD BUNGALOWS
GRAND JUNCTION
845 ORCHARD AVENUE

Date: 23 MAR 08

23 MAR 08	18 APR 08	18 APR 08	18 APR 08
PERMIT SET	PERMIT SET	REVISION 1	

Project No: 18 APR 08
Date: 18 APR 08
Drawn: RAG
Checked: M.K.I.
Approved: M.K.I.
Title: COVER SHEET
SITE PLAN
Number: A-0
Sheet: 1 of 1

ACCEPTED 7-20-10
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY LOCAL ORDINANCE PARAPHRASED BY THE ARCHITECT.

City of Grand Junction

Public Works & Planning Department, Planning Division

Date 7-20-2010

Payee Name J. L. Martin

Mailing Address 372 South Dr

City, State, Zip Code GJ CO 81507

Telephone 970-633-1147

Project Address/File/Name PP 2207-200

DESCRIPTION	ACCOUNT	AMOUNT
PLANNING CLEARANCE	PLAN 100-310-010.4100_13	
TRANSPORTATION IMPACT FEE	TCP 207-330-140.4315	
SCHOOL IMPACT FEE	SLD 701-904.4315	2,554.00
PERMITS (SIGN, FENCE, HOME OCCUPATION, etc.)	PERMIT 100-310-010.4100_12	400.00
GENERAL MEETINGS AND PREAPPLICATION FEES	PREAPP 100-310-010.4315	
DEVELOPMENT PROJECTS	DEV 100-310-010.4315	
DEVELOPMENT INSPECTION FEE	INSPECT 100-335-360.4360	92.00
DRAINAGE FEE	DRAIN 202-330-140.4315	
UNDERGROUNDING UTILITY FEE	UTILITY 201-330-010.4385	
MAPPING SERVICES, MAP BOOKS, MAPS GENERAL	ITMAPS 401-150-230.4300	
CODES, PLANS, MANUALS, COPIES	MANUAL 100-310-010.4700_02	

PAID
NOV 29 2010
RS

FEES DEFERRED

Treasurer Receipt No. _____

TOTAL \$

3104.00

Planning Initials BP

Cash Check Other

(White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)