

**PLANNING CLEARANCE REQUIREMENTS
GRAND JUNCTION COMMUNITY DEVELOPMENT**

**C-2
ZONE**

#73 92

BUILDING ADDRESS: 2423 & 2425 Ns Hwy 50 FILE NO: _____
 PROPOSAL: Construct A 1300 sq modular office Bldg - Manufactured Home
 DEVELOPER: Harold Burtzlof Adobe Homes TELEPHONE: 245-4143 SALES
 (Mike or Shawn) Ruse

REQUIRED

- A. Impact Statement / Project Narrative
- B. Site Plan
24" x 32" showing setbacks to all property lines and all streets which abut the parcel and easements. Prepared by a professional engineer. (Scale 1" = 50')
- C. Drainage & Grading Plan / Report
- D. Utilities Composite
Sewer, Water, Gas, Electric, TV, Telephone, Storm Drain, Irrigation, Ditches
- E. Landscaping / Screening / Buffering
 - 1) Types of Open Space (a)
 - 2) Maintenance
 - 3) Irrigation Rights
 - 4) Irrigation Plan
- F. Roadway Plan / Profile
- G. Traffic Circulation Patterns
 - 1) Pedestrian / Bike paths / Crosswalks
 - 2) Curb Cuts (a)
 - 3) Dimensions of Curb Cuts / Driveways
 - 4) Internal Circulation Detail
- H. Traffic Analysis / Impact Study
- I. Floodplain Analysis and/or Permit (b)
- J. Geology Report / Soils Report
- K. Gamma Radiation Report
- L. ^{CDOT} ODOT Access Permit (b)
- M. Section 404 Permit (b)
- N. Environmental Site Assessment
- O. Structural Information
 - 1) Heights, Elevations, Square Footage
 - 2) Percent of Building Coverage
 - 3) Setbacks
 - 4) Lighting (a)
 - 5) Signage Detail (a)(b)
 - 6) Fences (a)(b)
- P. Subsurface Soils Investigation
- Q. Sewer/Water Tap (Power of Attorney)
 - 1) Water Supply
 - 2) Water Usage
 - 3) Sewage Generation Estimates
- R. Parking Plan
 - 1) Total Number (a)
 - 2) Handicapped Spaces / Symbols
 - 3) Space Dimensions / Striped / Blocks
- S. Improvements Agreement
- T. Improvements Guarantee
- U. Application / Planning Clearance
- V. Review Sheet
- W. Other: _____

(a) Existing and Proposed (b) Requires a Separate Permit

520
x 3.75
1950 sq
LANDS CAPTIVE

WILL CHECK
TO SEE IF
SEWER IS
WITHIN 400'

removed
from office

NUMBER OF REVIEW PACKETS REQUIRED: _____

- Community Development
- City Attorney
- City Utilities Engineer
- City Development Engineer
- City Property Agent
- City Traffic Engineer
- Parks & Recreation
- Fire Department
- Police Department
- Building Department
- GJ Drainage District
- _____

REQUIRED FOR ALL BUSINESS, COMMERCIAL, INDUSTRIAL, MULTI-FAMILY
AND INSTITUTIONAL USES UNLESS EXEMPTED BY STAFF

Project Narrative

It is our proposal to open a manufactured housing dealership to be located at 2473-2475 Hwy 6-50, Grand Junction, CO

On site located at 2475, it is our intent to remove existing yellow shed and replace with a U.B.C. modular office. This office is to be used as a sales center as shown on plot plan.

At 2473 our intent is to remove metal shed behind existing brick bldg. as well as the metal shed on the west rear side of lot. To repair the existing brick bldg to a earth tone color.

To resurface the lot with gravel as necessary.

original
to be removed
from office

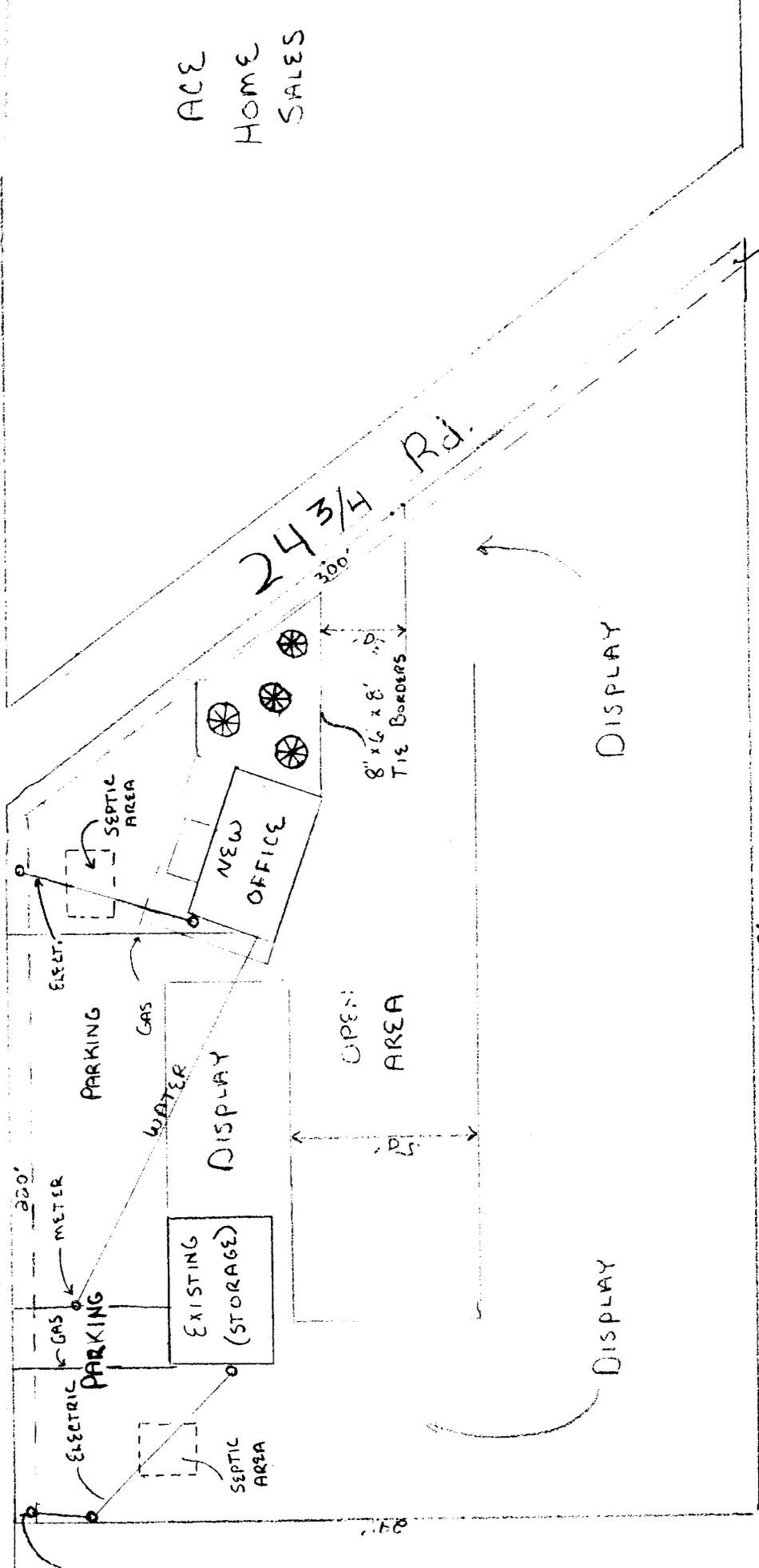
provided by owner
#73 92 -

HWY 6 & 50

FRONTAGE Rd

ACE
HOME
SALES

24 3/4 Rd.



ACANT
LOT

23 92

Original
Drawing Remove
From Office

MEMORANDUM

TO: File # 73-92

FROM: Dave Thornton, Planner 

DATE: January 4, 1993

Mike Ruse has informed me that they are no longer requesting a building permit for a new office building at 2475 Hwy 6 & 50. Instead they will use the existing office buildings on the site and sell mobile/manufactured homes from the lot. The use is allowed and the upgrading of water lines for fire protection is only required when a building permit is requested.