

| | |
|--------------------------|--------------------------------|
| Planning \$ <u>10.00</u> | Drainage \$ <u> </u> |
| TCP \$ <u> </u> | School Impact \$ <u> </u> |

| |
|----------------------------|
| BLDG PERMIT NO. <u>N/A</u> |
| FILE # <u> </u> |

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 805 FALCON WAY TAX SCHEDULE NO. 2701-254-00-281

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~1,200 SF.

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 66,000 S.F.

(1) OWNER 3D SYSTEMS NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 805 FALCON WAY NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE (970) 257-4500 USE OF ALL EXISTING BLDGS Manufacturing

(2) APPLICANT 3D SYSTEMS DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 805 FALCON WAY STORAGE CONTAINERS

(2) TELEPHONE (970) 257-4500

✓ 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 P1 Landscaping / Screening Required: YES existing NO _____

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear see plan from PL

Maximum Height _____ Parking Req'mt existing

Maximum coverage of lot by structures _____ Special Conditions: _____

_____ Census Tract 10 Traffic Zone 14 Annx # _____

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 G.J. 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 Nick Boehl Date 11/14/96

Department Approval Kathy Porter Date 11/14/96

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

Utility Accounting Temporary Storage - Not a Sewer Clearance - 3021-0896-01-1
ARUSH Date 11-14-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

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November 14, 1996

Mike Pelletier
Cathy Portner
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Subj.: Temporary storage containers

Dear Sir,

Our initial growth for our phase I of our manufacturing requires us to extend our storage space. Storage containers adjacent to the existing truck loading dock would be sufficient until our phase II part of our building is completed.

Attached is a plot plan with the area under consideration marked in red.

In consideration of the conditions of the Pland Industrial (PI) zoning for this district, this location is not in direct view from the street. Also, painting them a neutral color would be appropriate for the surrounding area.

The covenants, conditions and restrictions of the Bookcliff Technology Center by Colorado West Improvement, Inc. is currently being drafted. We will verify that our request will meet the requirements of those conditions.

Your soon consideration in this matter would be appreciated.

Sincerely,



Nick Bedal

FUTURE PHASE 2

H ROAD

LANDSCAPING LEGEND

| COMMON NAME | SYMBOL | QUANTITY | SIZE |
|----------------------|--------|----------|-------|
| GREEN ASH | ○ | 4 | 8-10" |
| HONEY LOCUST | ○ | 4 | 8-10" |
| PROVER PINE | ○ | 4 | 8-10" |
| REDBARK OLEA | ○ | 4 | 8-10" |
| PERSEA FERRUGIA | ○ | 2 | 9 GAL |
| POTENTILLA FRUTICOSA | ○ | 4 | 9 GAL |
| HONONA RUBRA | ○ | 4 | 9 GAL |
| SPYRUS UNDECORATUS | ○ | 4 | 9 GAL |
| JANUS UNDECORATUS | ○ | 4 | 9 GAL |
| PERSEA FERRUGIA | ○ | 2 | 9 GAL |
| SHADY GARDEN | ○ | 4 | 9 GAL |
| PERSEA FERRUGIA | ○ | 4 | 9 GAL |
| PERSEA FERRUGIA | ○ | 4 | 9 GAL |
| PERSEA FERRUGIA | ○ | 4 | 9 GAL |

PHASE 1

IRRIGATION LEGEND

ADD 35 Irrigation Control
 is to be provided in Mech.

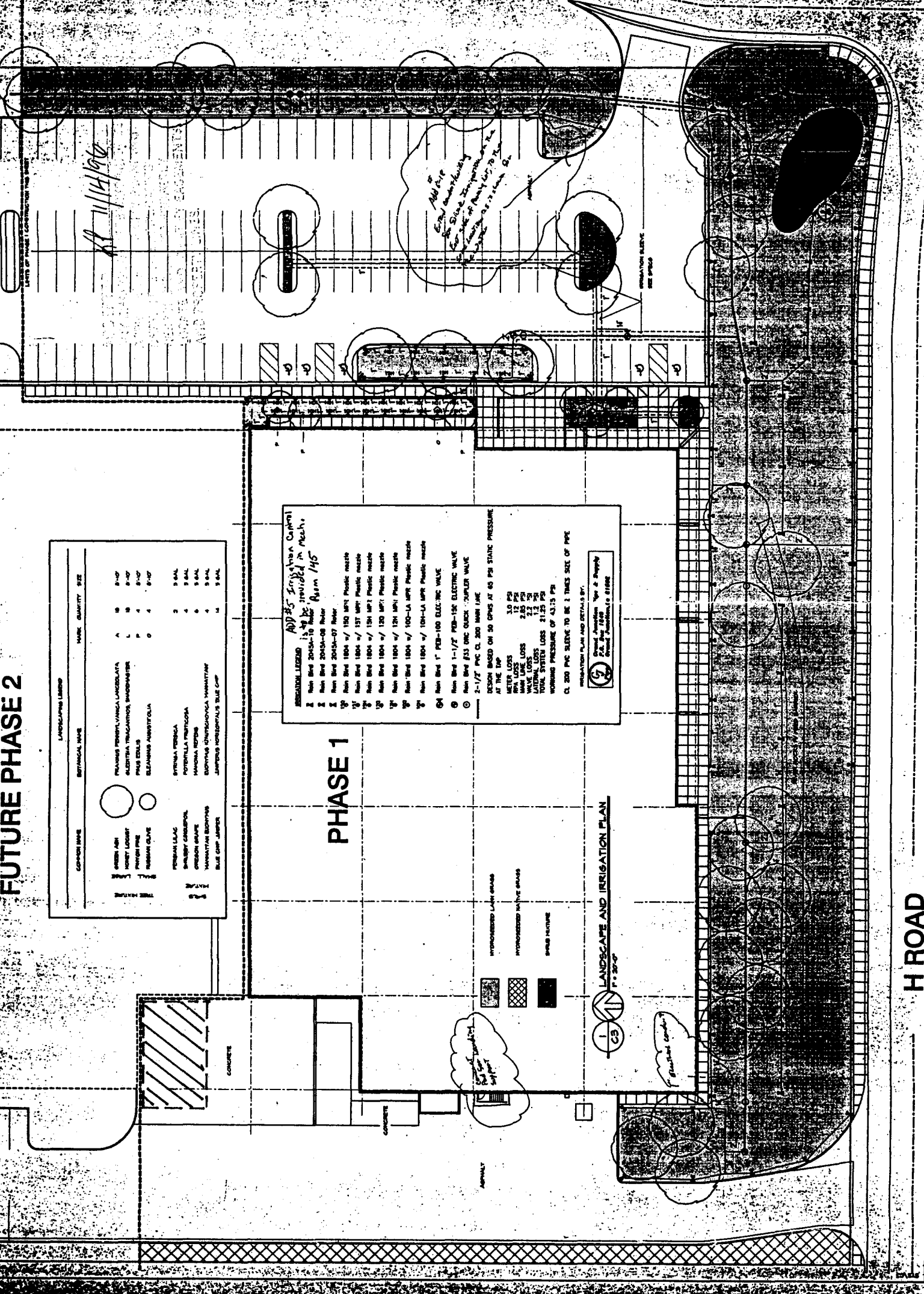
- 1 Main line 2045A-10 1/2" PVC
- 2 Main line 2045A-08 1/2" PVC
- 3 Main line 2045A-07 1/2" PVC
- 4 Main line 180A / 120 MP1 Plastic nozzle
- 5 Main line 180A / 151 MP1 Plastic nozzle
- 6 Main line 180A / 154 MP1 Plastic nozzle
- 7 Main line 180A / 120 MP1 Plastic nozzle
- 8 Main line 180A / 121 MP1 Plastic nozzle
- 9 Main line 180A / 100-LA MP1 Plastic nozzle
- 10 Main line 1" PEB-100 ELECTRIC VALVE
- 11 Main line 1-1/2" PEB-150 ELECTRIC VALVE
- 12 Main line #33 ORC QUICK SUPPLIER VALVE
- 13 2-1/2" PVC CL 200 MAIN LINE

DESIGN BASED ON 50 GPM AT 65 PSI STATIC PRESSURE AT THE TAP

METER LOSS 3.0 PSI
 FRICTION LOSS 12 PSI
 VALVE LOSS 2.25 PSI
 MINOR LOSS 1.5 PSI
 TOTAL SYSTEM LOSS 21.75 PSI
 WORKING PRESSURE OF 43.75 PSI
 CL 200 PVC SLEAVE TO BE 1 THICK SIZE OF PIPE

IRRIGATION PLAN AND DETAILS BY:
 Grand Junction, Inc. & Property
 P.O. Box 1848
 Grand Junction, CO 81502

LANDSCAPE AND IRRIGATION PLAN
 P. 2 OF 2



8/11/1996

ADD 35
 Irrigation Control
 is to be provided in Mech.

IRRIGATION VALVE
 SEE PLAN

1
 CS

Planting Control

CONCRETE

CONCRETE

APPLY