

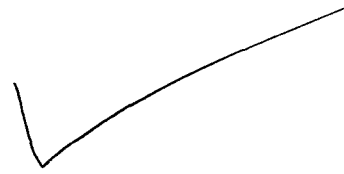
FEE \$	<u>0</u>
TCP \$	<u>0</u>
DRAINAGE FEE \$	<u>0</u>

BLDG PERMIT NO.	<u>54751</u> <small>add. lighting</small>
FILE #	<u>COU-96-4.5</u>

3021-2720-087

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 <u>2493 Industrial Blvd</u>	TAX SCHEDULE NO. <u>2945-091-02-015</u>
SUBDIVISION <u>Industrial Acres Subdivision</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>n/a</u>
FILING <u>1</u> BLK <u>2</u> LOT <u>11 and 12</u>	SQ. FT. OF EXISTING BLDG(S) <u>12,000</u>
(1) OWNER <u>Gilbert M. Krane</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: 22000 <u>0</u> CONSTRUCTION
(1) ADDRESS <u>617 20 Road, Grand Jct., CO 81503</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>n/a</u> CONSTRUCTION
(1) TELEPHONE <u>(970) 242-4990</u>	USE OF ALL EXISTING BLDGS <u>Warehouse/Fabrication</u>
(2) APPLICANT ^{DT} <u>Swiss Bike Technology USA, INC</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Warehouse/ Distribution/Light Fabrication of Bicycle Spokes</u>
(2) ADDRESS <u>2493 Industrial Blvd. Grand Junction, CO 81505</u>	
(2) TELEPHONE <u>(970) 242-9232</u>	

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

** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **

ONE <u>C-2</u>	Landscaping / Screening Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: Front <u>NO CHANGE</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>NO CHANGE</u>
Side _____ from PL Rear _____ from PL	Special Conditions: <u>NO CHANGE</u>
Maximum Height <u>NO CHANGE</u>	CENS.T. <u>9</u> T.ZONE <u>97</u> ANNEX # _____
Maximum coverage of lot by structures _____	

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 <u>[Signature]</u>	Date <u>1-5-96</u>
Department Approval <u>[Signature]</u>	Date <u>5-30-96</u>
Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No. _____	
Utility Accounting <u>[Signature]</u>	Date <u>5/31/96</u>

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)

TO: PAUL ETEE

S-31-96

FROM: BILL NEBEKER (394-1447)

2 PAGES

REVIEW COMMENTS

Page 1 of 2

FILE #COU-96-4.5

TITLE HEADING: Batting Cages to Warehouse /
Distribution / Light Manufacturing

LOCATION: 2493 Industrial Boulevard

PETITIONER: DT Swiss Bike Technology USA, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 2493 Industrial Boulevard
Grand Junction, CO 81505
242-9232

PETITIONER'S REPRESENTATIVE: Paul Aieta

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

43A

SEE NOTES PAGE 2

MESA COUNTY BUILDING DEPARTMENT

1/26/96

Bob Lee

244-1656

The existing building must be made to comply to the building code for the new use. We require 2 sets of sealed plans for our review. Please allow 10-15 days for our plan review and permit issuance.

3B

GRAND JUNCTION FIRE DEPARTMENT

1/31/96

Hank Masterson

244-1414

Petitioner must submit an inventory and a Material Safety Data Sheet for the solvent used to remove oil during the manufacturing process. Also submit a description of the process and equipment used in this process.

A floor plan of the building showing details of the manufacturing, warehouse and fabrication areas is also required.

GRAND JUNCTION POLICE DEPARTMENT

2/1/96

Dave Stassen

244-3587

This proposal causes no concerns for the Police Department. I would recommend a C.P.T.E.D.

COMMUNITY DEVELOPMENT DEPARTMENT

2/5/96

Bill Nebeker

244-1447

No comment.

CITY DEVELOPMENT ENGINEER

2/6/96

Jody Kliska

244-1591

No Transportation Capacity Payment required.

CITY UTILITY ENGINEER
Trent Prall

#1

2/8/96
244-1590

1. Please contact Dan Tonello with the Industrial Pretreatment Section (244-1589) at the Persigo Sewer Treatment Plant for industrial waste review.
2. Please contact Utility Billing at 244-1580 for information regarding Sewer Plant Investment Fees. All applicable fees must be paid prior to issuance of a building permit.

MUST BE PAID AT THE ~~TIME~~ TIME YOU RECEIVE PLANNING CLEARANCE FROM OUR DEPT.

#2. COME INTO OUR OFFICE AT 250 NO. ST. ST. AND GET PLANNING CLEARANCE. BRING CHECK MADE PAYABLE TO CITY OF GRAND JUNCTION FOR FEE, IF ANY, FOR #2 ABOVE.

#3 TAKE PLANNING CLEARANCE TO ~~BOB~~ BUILDING DEPT. TO GET A BUILDING PERMIT. I SUGGEST YOU CALL BOB LEE AT THE BUILDING DEPT AND HANK MASTERSON AT THE FIRE DEPT FIRST, BEFORE GOING THERE.

CALL ME AT 244-1447 IF YOU NEED FURTHER ASSISTANCE.
BILL NESEKER

FAX 244-8918

PHONE 242-9232

Western Eng.
2" Alum cap

Western Eng.
2" Alum cap

138.80'

138.80'

138.80'

N 90°00'00" E

INDUSTRIAL BLVD.

S 90°00'00" E 212.60'

65.00'

132.40'

Fd. 1" Pipe
0.94 E

25.5±

59.6±

0.9

0.86

One Story
Building

12

13

N 00°00'00" E 299.20'

S 00°00'00" E 299.20'

N 00°00'00" E 299.20'

3.0

73.80'

138.80'

132.40'

65.00'

N 90°00'00" W 212.60'

Set PK Nail & Brass Disk
in conc @ base fence post

West Mesa Court

Twenty-Five

Road Subdivision

3

2