

Planning \$ <u>10</u>	Drainage \$ -
TCP \$	School Impact \$

Foundation - 65340

BLDG PERMIT NO. <u>6680</u>
FILE #

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 1101 ^{Third} ~~3rd~~ AVE TAX SCHEDULE NO. 2945-231-05-001

SUBDIVISION Mildale SQ. FT. OF PROPOSED BLDG(S)/ADDITION 19,000

FILING BLK 15716 LOT 4-8 SQ. FT. OF EXISTING BLDG(S) 86,000

(1) OWNER TUMAC IND. INC. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 1101 3rd. AVE.

(1) TELEPHONE 242-4015 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Grand Jct. STEEL USE OF ALL EXISTING BLDGS mfg. Fab.

(2) ADDRESS 1101 3rd. AVE. DESCRIPTION OF WORK & INTENDED USE: enclosing existing structure

(2) TELEPHONE 242-4015 STEEL FABRICATION

✓ 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 I-2 Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL) or 25' from center of ROW, whichever is greater
Side _____ from PL Rear _____ from PL

Maximum Height 65' Parking Req'mt _____

Maximum coverage of lot by structures _____ Special Conditions: no change in use

Genus Tract 8 Traffic Zone 44 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 [Signature] Date 5-21-98

Department Approval [Signature] Date 5/21/98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 500-344 72-85192
No New employees

Utility Accounting [Signature] Date 5-21-98

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)

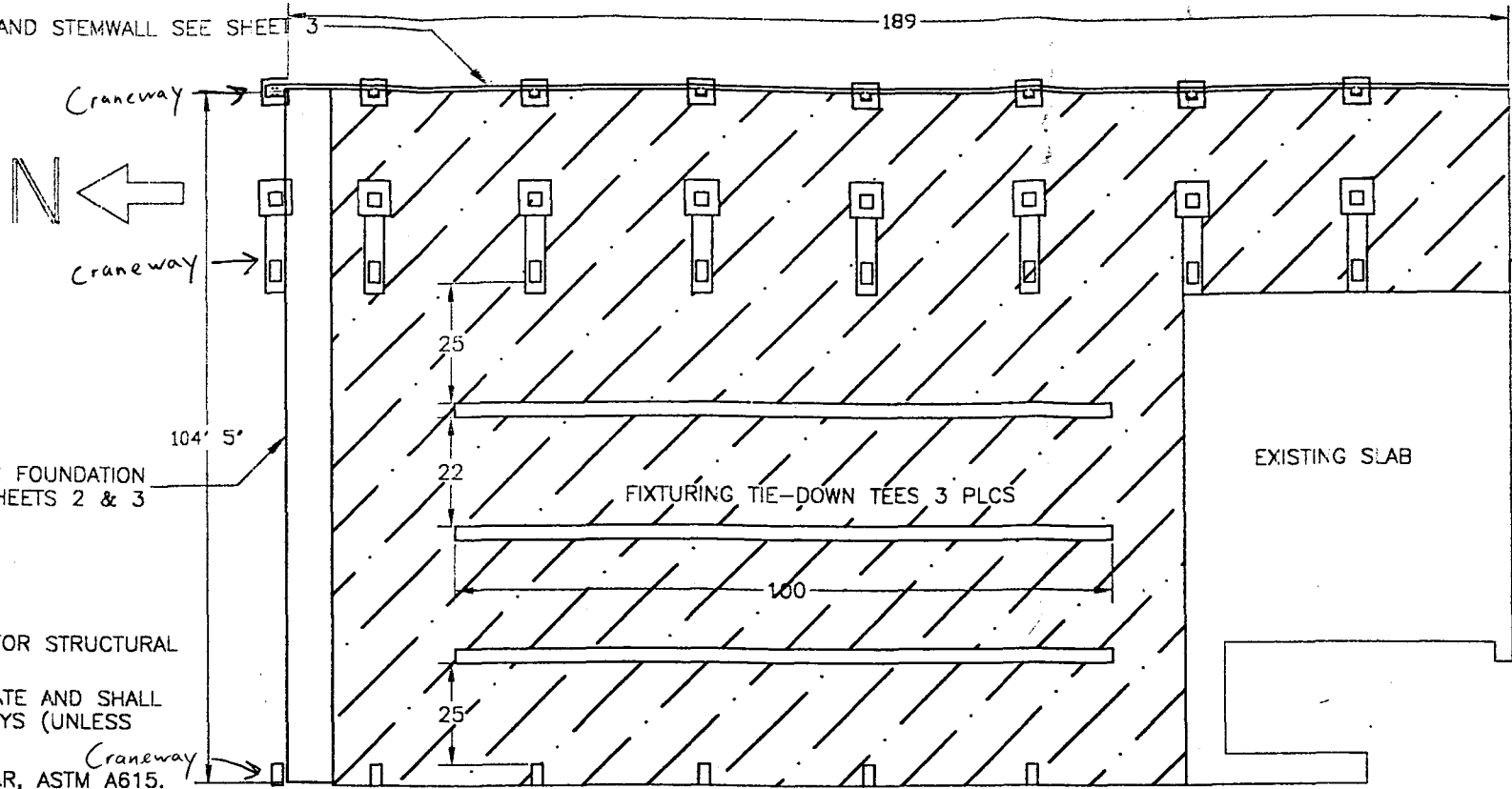
ACCEPTED *YHP* 5/21/98
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LEGAL
 PARCEL: 2945-231-05-001
 Lot: 4-8
 Block: 15416

JOYNER CONST.
 2980042

GENERAL NOTES

- 1) ALL CONCRETE SHALL CONFORM TO SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 301.
- 2) ALL CONCRETE SHALL BE MADE WITH STONE AGGREGATE AND SHALL DEVELOP 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS (UNLESS OTHERWISE NOTED). USE TYPE II CEMENT.
- 3) ALL REINFORCING SHALL BE GRADE 60 DEFORMED BAR, ASTM A615. LAP SPLICES SHALL BE 40 BAR DIAMETERS. CONTINUOUS TOP AND BOTTOM BARS IN GRADE BEAMS SHALL BE SPLICED AS FOLLOWS: TOP BARS AT MID SPAN; BOTTOM BARS OVER SUPPORTS.
- 4) PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON THE PLANS.
- 5) SLABS, GRADE BEAMS AND WALLS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ANY BREAK IN CONCRETE POURS MUST BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS UNLESS OTHERWISE SHOWN.
- 6) THE FLOOR SLAB CONCRETE SHALL HAVE AIR ENTRAINING AGENTS TO PRODUCE AT LEAST 3% AIR CONTENT IN THE MIX. THE SLAB SHALL BE LEVEL TO WITHIN .01 FT PER 10 FEET.
- 7) TO CONTROL CRACKING IN THE SLABS, THE CONCRETE SHALL BE SAWED TO A DEPTH OF 1.5 INCHES ON A 12 FT BY 15 FT (+OR-) PATTERN AS SOON AS PRACTICAL AFTER POURING.
- 8) POURING SEQUENCES FOR THE SLAB AREAS WILL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. DOWELS MAY BE REQUIRED ACROSS COLD JOINTS.

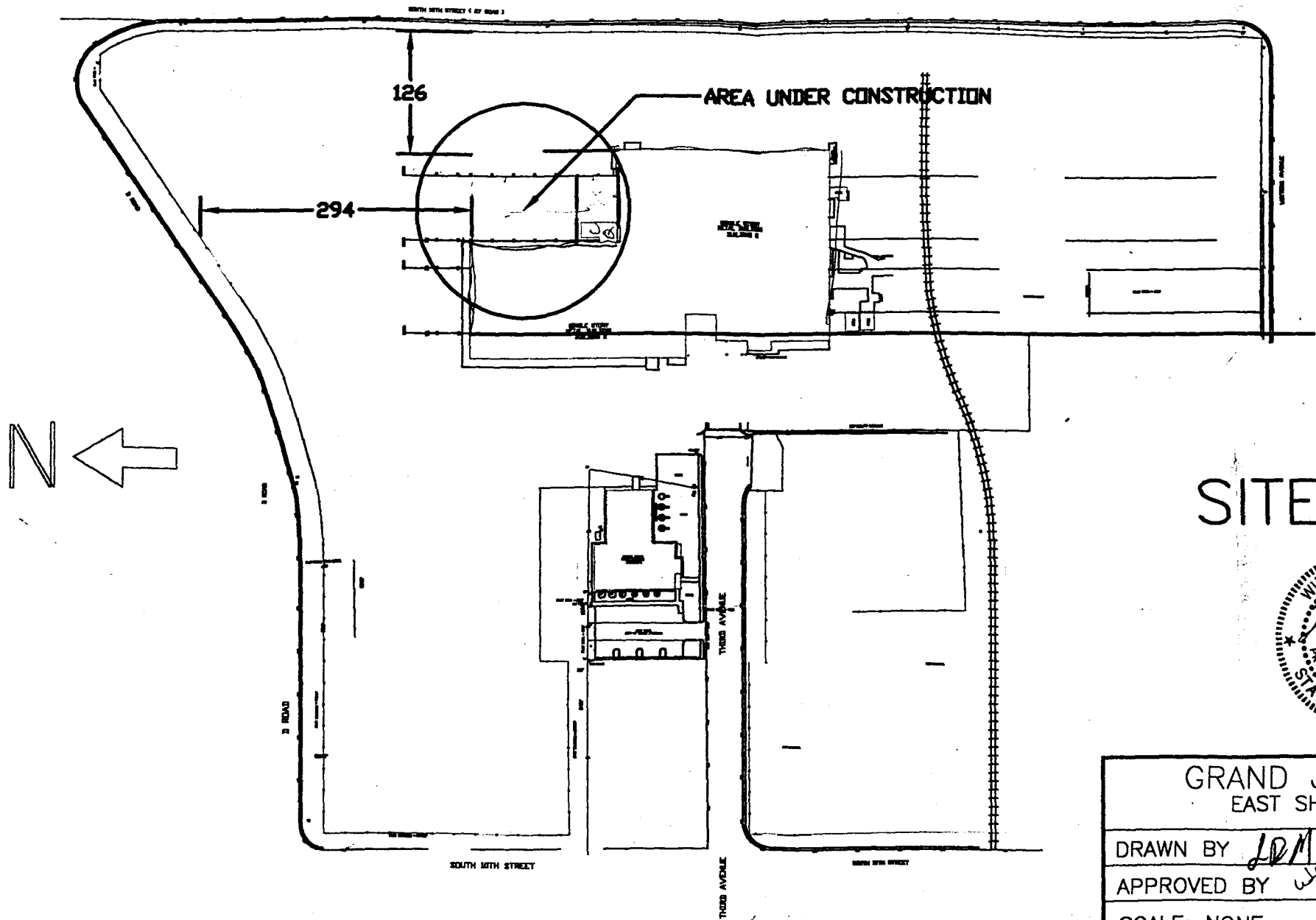


NEW SLAB (CROSS HATCHED) 8 in THICK
 REINFORCED WITH 6 in MESH OR # 4 REBAR ON 12 in CNTRS
 SLAB PREP BASE: ROAD BASE 6 in DEEP, COMPACTED
 TOP OF SLAB ELEVATION +1+0



GRAND JUNCTION STEEL EAST SHOP EXPANSION 1998	
DRAWN BY <i>JPM</i>	
APPROVED BY <i>WT</i>	
SCALE: NONE	DRAWING 1

ACCEPTED *WHP 5/21/98*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SITE PLAN



GRAND JUNCTION STEEL EAST SHOP EXPANSION 1998	
DRAWN BY <i>LDM</i>	
APPROVED BY <i>WHP</i>	
SCALE: NONE	DRAWING 4