

Planning \$ <u>0</u>	Dra. \$ <u>4723.63</u> <i>per</i>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLUG PERMIT NO.
FILE # <u>SPR-2006-167</u>

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

# COPY

P# 291 *1200*      P# 292 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 645 & 647 4<sup>th</sup> Ave  
 SUBDIVISION South Fifth St  
 FILING 1 BLK 1 LOT 20/21  
 OWNER The Sterling Company  
 ADDRESS 1048 Independent Ave St201  
 CITY/STATE/ZIP Grand Junction, Co 81505

TAX SCHEDULE NO. 2945-232-02-028-4027  
 SQ. FT. OF EXISTING BLDG(S) 24,660  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6,075

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE NA AFTER NA CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 4 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) salvage & recycling

APPLICANT Van Gundy Assoc  
 ADDRESS 1018 South 5<sup>th</sup> St  
 CITY/STATE/ZIP Grand Junction, CO 81501  
 TELEPHONE 970-242-9500

DESCRIPTION OF WORK & INTENDED USE: Salvage & Recycling Business

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 <u>I-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO
SETBACKS: FRONT: <u>15</u> (except existing building) from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per Plan</u>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS:
MAX. HEIGHT <u>40'</u> (buildings)	
MAX. COVERAGE OF LOT BY STRUCTURES <u>NA</u>	

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 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).

Applicant's Signature Dean H. Van Gundy Date 6-1-06  
 Department Approval Kristen F. Caldwell Date 9/18/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NA</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/18/06</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)

DRIVE ALL DRWY  
AVE CONC.  
PER CITY

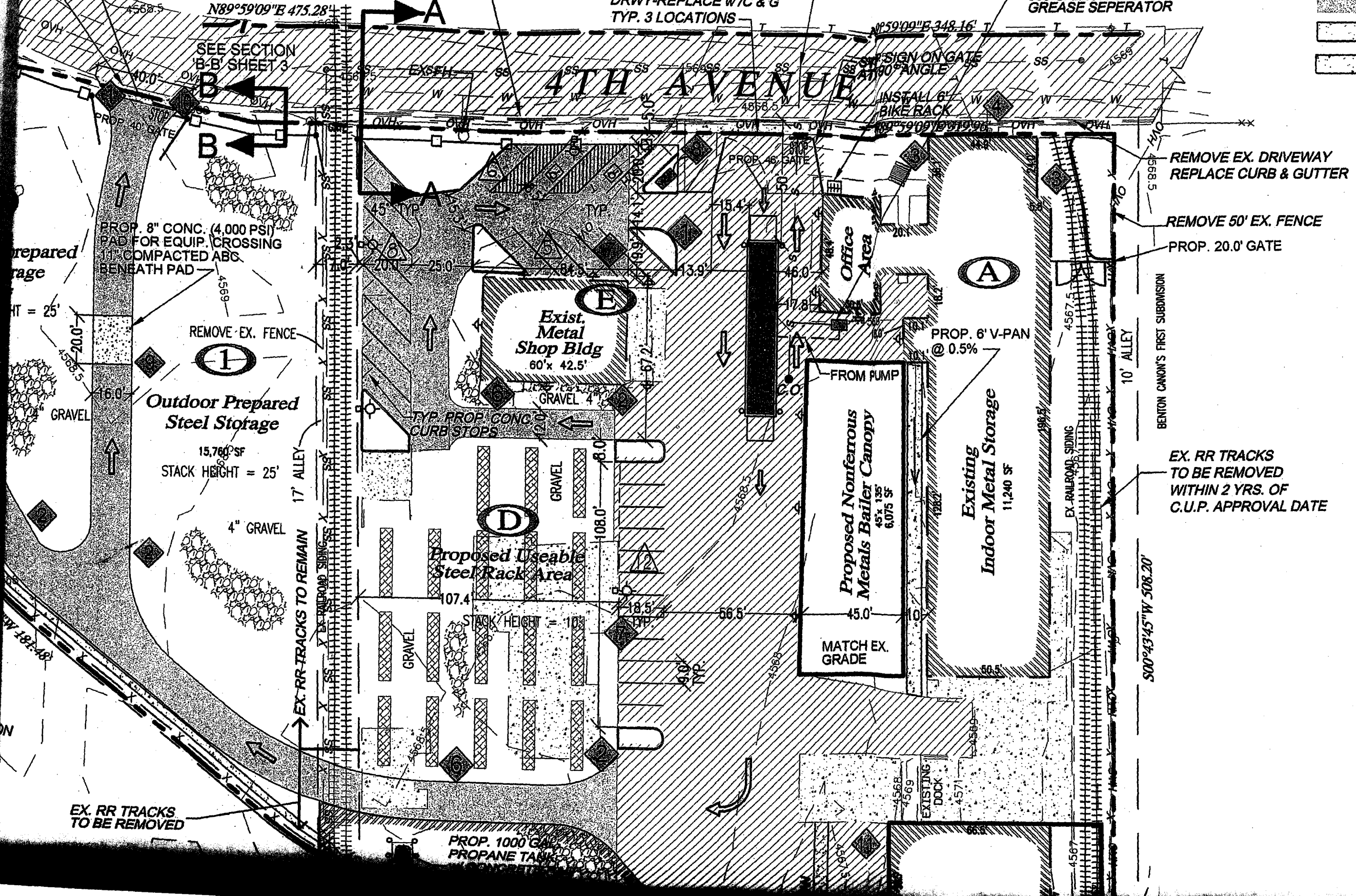
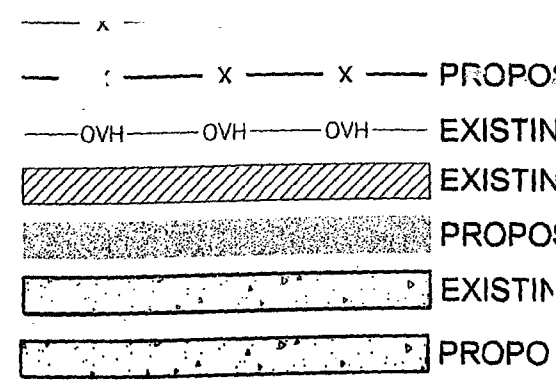
R=220.00'  
De=26°33'00"  
A=101.94'  
C=101.04'  
CB=S 77°35'13" E

REMOVE & REPLACE EX.  
RAISED CURB & GUTTER  
(12' ±). REPLACE ALL  
DAMAGED CURB & GUTTER  
PER CITY INSPECTION.

40' DRWY-REMOVE EX.  
DRWY CUTS NOT IN NEW  
DRWY-REPLACE W/C & G  
TYP. 3 LOCATIONS

4" LARAL TO ONSITE SEWER OR SS  
IN 4" DRIVE. SEE NOTE 16

500 GALLON OIL/  
GREASE SEPERATOR



**REGULATORY SIGN**

- VAN GUNDY'S
- VAN GUNDY'S
- FREESTANDI  
12' HIGH x 8'x

**DIRECTIONAL / TR  
(NON-REGULATOF**

- 'DO NOT EN'
- 'ONEWAY' S
- AREA SIGN  
2'x 3' (6 SF)
- AREA SIGN  
2'x 3' (6 SF)
- "CUSTOME
- "CAUTION
- 'STOP' SIC

**From:** Scott Williams  
**To:** Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr  
**Date:** 12/13/2006 1:28 PM  
**Subject:** RE: Van Gundy's Ampco Inc.

12/13/06

Based on information submitted to this office, Van Gundy's Ampco Inc., located at 645 4th Avenue, will be required to discharge the baler pit sump into the same oil/sand interceptor already required for the scale pit sump. The oil/sand interceptor required on the IPP Van Gundy's Ampco clearance dated 9/19/06 will be adequate for both these discharges.

Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.