

Planning \$ <u>0</u>	Dra. \$ <u>4723.63</u> ^{per}
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

THIS SECTION TO BE COMPLETED BY APPLICANT

P# 291 ¹²⁰⁰ P# 292 ¹²⁰⁰

BUILDING ADDRESS 645 & 647 4th 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

APPLICANT Van Gundy Assoc

ADDRESS 1018 South 5th St

CITY/STATE/ZIP Grand Junction, CO 81501

TELEPHONE 970-242-9500

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

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

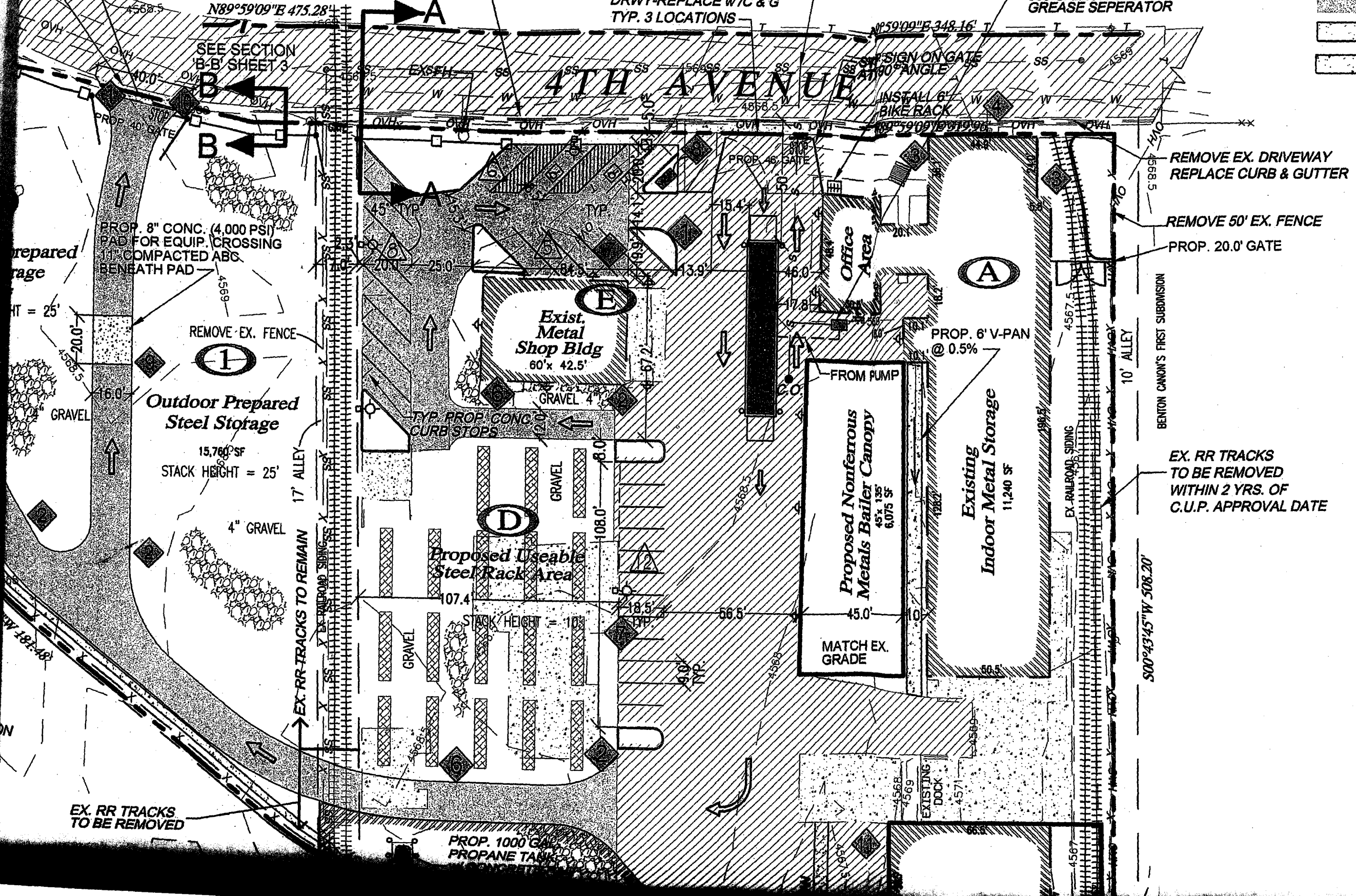
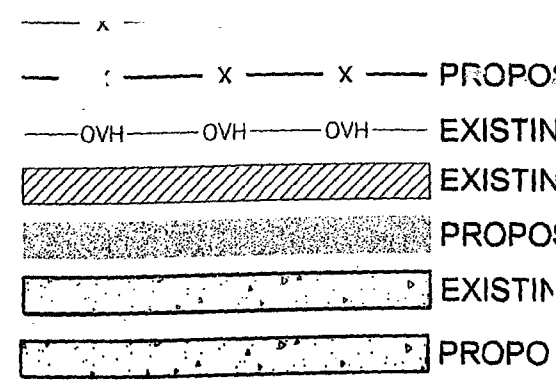
R=220.00'
De=26°33'00"
A=101.94'
C=101.04'
CB=S 77°35'13" E

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
- FREESTANDING
12' HIGH x 8'x

**DIRECTIONAL / TR
(NON-REGULATORY)**

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

BENTON CANON'S FIRST SUBMISSION

EX. RR TRACKS
TO BE REMOVED
WITHIN 2 YRS. OF
C.U.P. APPROVAL DATE

S00°43'45" W 508.20'