

Planning \$	10.00
TCP \$	/
Drainage \$	/
SIF \$	/

PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)
Public Works and Planning Department

BLDG PERMIT NO.	
FILE #	SPR-2007-2811

Building Address 2503 N. 1st STREET
 Parcel No. 2945-101-00-102
 Subdivision N/A FUTURE CORNER SQUARE
 Filing # #1 Block #1 Lot #1

Multifamily Only:
 No. of Existing Units 0 No. Proposed 0
 Sq. Ft. of Existing 0 Sq. Ft. Proposed 43094
 Sq. Ft. of Lot / Parcel 2.498 AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0

OWNER INFORMATION:

Name FSP DEVELOPMENT LLC
 Address 54 28 1/4 RD #5
 City / State / Zip GROVT CO 81501

DESCRIPTION OF WORK & INTENDED USE:

<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input checked="" type="checkbox"/> Other: <u>FOUNDATION ONLY</u>	

APPLICANT INFORMATION:

Name SAME AS ABOVE
 Address -
 City / State / Zip -
 Telephone 241-5457

* FOR CHANGE OF USE:
 *Existing Use: - Vacant Only -
 *Proposed Use: NO SWR / WTR Change
 Estimated Remodeling Cost \$ -
 Current Fair Market Value of Structure \$ -

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>(per plan)</u> from property line (PL)	Landscaping/Screening Required: YES NO
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Foundation Only</u>
Voting District <u>A</u>	Ingress / Egress Location Approval _____ (Engineer's Initials)
	<u>see file plans</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

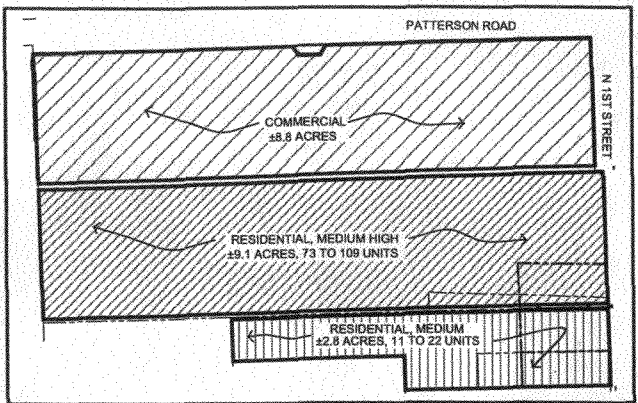
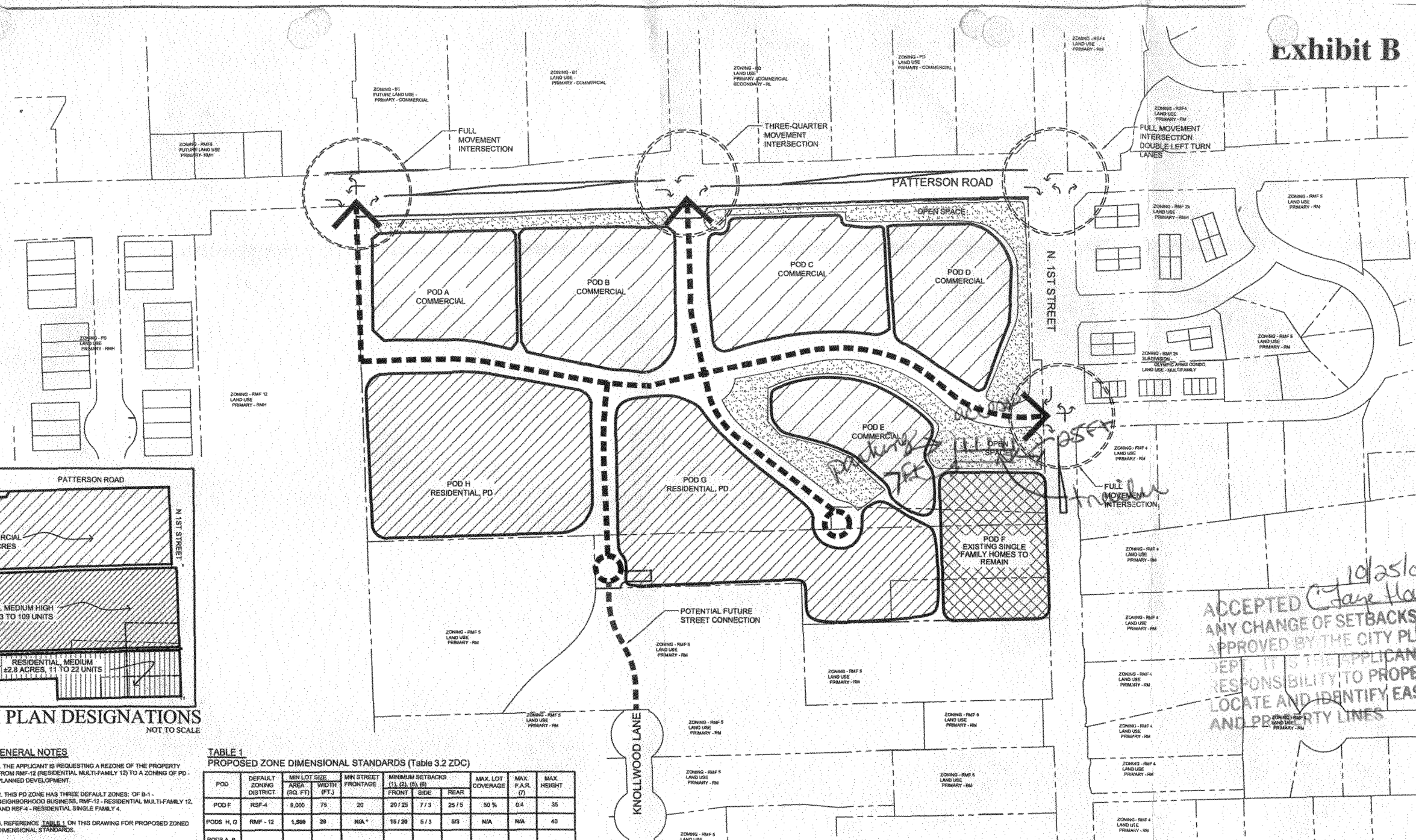
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/31/07
 Planning Approval [Signature] Date 10-31-07

Additional water and/or sewer tap fee(s) are required: YES NO <u>NO</u>	W/O NO <u>NO WTR / SWR Change</u>
Utility Accounting	Date <u>10/31/07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FIRST AND PATTERSON
PLANNED DEVELOPMENT



CURRENT GROWTH PLAN DESIGNATIONS
NOT TO SCALE

LEGAL DESCRIPTION

Commencing at a BLM aluminum cap for the NW corner of the NE 1/4 NE 1/4 of Section 10, Township One South, Range 1 West of the 10th Meridian, from whence a Merit County brass cap for the NE corner of said Section 10 bears S 89°57'24" E 1319.96 feet.
Thence S 00°11'19" E on the west line of said NE 1/4 NE 1/4 Section 10 50.00 feet to the south right-of-way line of Patterson Road and the Point of Beginning;
Thence S 89°57'24" E 591.25 feet;
Thence S 34°27'30" E 24.27 feet;
Thence S 89°57'24" E 45.50 feet;
Thence S 00°02'30" W 20.00 feet;
Thence S 89°57'24" E 5.00 feet;
Thence N 00°02'30" E 25.50 feet;
Thence N 34°32'07" E 18.09 feet;
Thence S 89°57'24" E 504.85 feet;
Thence S 18°31'14" E on the west right-of-way line of North First Street 14.23 feet;
Thence S 00°05'42" E 286.50 feet;
Thence S 89°54'29" E 13.00 feet;
Thence S 00°05'42" E 487.65 feet;
Thence leaving said west right-of-way line N 89°58'07" W 470.50 feet to a 5/8 inch rebar in concrete;
Thence N 00°02'55" W 77.45 feet to a 5/8 inch rebar in concrete;
Thence N 89°58'20" W 387.30 feet to the east line of the Baughman tract;
Thence on the east line of said Baughman tract N 00°11'19" W 100.15 feet to the south line of the N 1/2 NE 1/4 NE 1/4 of said Section 10;
Thence N 89°57'47" W 430.00 feet to the west line of the NE 1/4 NE 1/4 of said Section 10;
Thence N 00°11'19" W 610.30 feet to the beginning.
Containing 20.74 acres, more or less.

PHASING SCHEDULE

PHASE #	ANTICIPATED DATE OF COMPLETION
PHASE 1	DECEMBER 2008
PHASE 2	DECEMBER 2009
PHASE 3	DECEMBER 2010
PHASE 4	DECEMBER 2011
PHASE 5	DECEMBER 2012
PHASE 6	DECEMBER 2013
PHASE 7	DECEMBER 2014

GENERAL NOTES

- THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM RMF-12 RESIDENTIAL MULTI-FAMILY 12 TO A ZONING OF PD-PLANNED DEVELOPMENT.
- THIS PD ZONE HAS THREE DEFAULT ZONES: OF B-1-NEIGHBORHOOD BUSINESS, RMF-12-RESIDENTIAL MULTI-FAMILY 12, AND RSF-4-RESIDENTIAL SINGLE FAMILY 4.
- REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONED DIMENSIONAL STANDARDS.
- PODS A, B, C, D, AND E HAVE A DEFAULT ZONE OF B-1 NEIGHBORHOOD BUSINESS.
- POD F HAS A DEFAULT ZONE OF RSF-4-RESIDENTIAL SINGLE FAMILY 4.
- PODS G AND H HAVE A DEFAULT ZONE OF RMF-12-RESIDENTIAL MULTI-FAMILY 12.
- COMMERCIAL USES PROPOSED IN PODS A, B, C, D AND E ARE CONSISTENT WITH WHAT IS ALLOWED IN THE B-1-NEIGHBORHOOD BUSINESS ZONE. ADDITIONAL USE RESTRICTIONS AND ALLOWANCES ARE PROPOSED. PLEASE REFERENCE TABLE 2 ON THIS O.D.P. FOR USES.
- ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
- THE GROWTH PLAN CURRENTLY DESIGNATES 38.4 ACRES OF COMMERCIAL DEVELOPMENT ON THIS SITE (BASED ON A FRONTAGE OF ±1271 FT).
- MIXED USE DWELLINGS OR SECOND STORY RESIDENTIAL MAY OCCUR IN THE COMMERCIAL AREA.
- BASED ON CURRENT ZONING: 165 TO 248 DWELLING UNITS ARE ALLOWED (RMF 12).
- THE N. 1ST STREET AND PATTERSON O.D.P. PROPOSES A RANGE OF 70 TO 111 RESIDENTIAL DWELLING UNITS IN PODS F, G AND H.
- SINGLE FAMILY RESIDENTIAL PROPOSED ALONG N. 1ST STREET IN POD F WILL PRESERVE THE CURRENT RESIDENTIAL CHARACTER OF THE N. 1ST STREET NEIGHBORHOOD. SEE TABLE 1 AND TABLE 2 FOR RESTRICTIONS.
- THE DEFAULT ZONE FOR PODS G AND H WILL BE RMF-12 DEVIATIONS FROM THE ZONE STANDARDS ARE PROPOSED. SEE TABLE 1 AND TABLE 2 FOR ALLOWANCES AND RESTRICTIONS.
- THE 100 YEAR FLOOD PLAIN IS NOT SHOWN. FLOOD PLAIN TO BE REMOVED AS PART OF RANCHMAN'S DITCH IMPROVEMENT PROJECT.
- MIXED USE BUILDINGS - 45,000 SF - NOT INCLUDING UNDERGROUND PARKING
- SITE DESIGN STANDARD ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 3 FOR SITE DESIGN STANDARDS.

TABLE 1
PROPOSED ZONE DIMENSIONAL STANDARDS (Table 3.2 ZDC)

POD	DEFAULT ZONING DISTRICT	MIN LOT AREA (SQ. FT)	MIN LOT WIDTH (FT)	MIN STREET FRONTAGE	MINIMUM SETBACKS (1), (2), (3), (4)	MAX. LOT COVERAGE	MAX. F.A.R. (7)	MAX. HEIGHT
POD F	RSF-4	8,000	75	20	20/25 7/3 25/5	50%	0.4	35
PODS H, G	RMF-12	1,500	20	N/A*	15/20 5/3 5/3	N/A	N/A	40
PODS A, B, C, D, E	B-1	N/A	N/A	N/A	0/0 0/0 0/0	N/A	0.7	48 (4)

- PRINCIPAL / ACCESSORY BUILDING
- MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.
- NO MINIMUM LOT FRONTAGE REQUIRED FOR LOTS LOCATED ON A CUL-DE-SAC.
- MAX. 35' BUILDING HEIGHT FOR STRUCTURES LOCATED IN POD F. THE HEIGHT IS MEASURED FROM THE FINISHED GRADE OF THE PARKING LOT.
- NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 30' FROM THE RIGHT-OF-WAY OF N. 1ST STREET AND PATTERSON ROAD.
- NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 15' FROM THE RIGHT-OF-WAY OF ALL NON-ARTERIAL STREETS.
- UNDER GROUND PARKING OR PARKING UNDER BUILDINGS IS EXCLUDED FROM MAX F.A.R. CALCULATIONS.
*ADEQUATE ACCESS WILL BE PROVIDED

TABLE 2
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR PODS A, B, C, D, & E.)

- ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
 - DRIVE THRU PHARMACY
 - DRIVE THRU / DRIVE UP DRY CLEANERS
 - VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
 - TEMPORARY OUTDOOR DISPLAY WITH A TEMPORARY USE PERMIT
- USES NOT ALLOWED
 - OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
 - OUTDOOR STORAGE
 - COMMUNITY CORRECTION FACILITIES
 - MENTAL HEALTH FACILITIES
 - ALCOHOL AND/OR DRUG REHABILITATION USES
 - HALFWAY HOUSES
 - LAW ENFORCEMENT REHABILITATION CENTERS
 - ALL DRIVE UP / DRIVE THRU USES NOT MENTIONED ABOVE
- BULK STANDARD DEVIATIONS - BUILDING SIZE
 - OFFICE BUILDINGS - 40,000 SF - NOT INCLUDING UNDERGROUND PARKING
 - RETAIL BUILDINGS - 20,000 - NOT INCLUDING UNDERGROUND PARKING
 - MIXED USED BUILDINGS - 45,000 SF - NOT INCLUDING UNDERGROUND PARKING
- BULK STANDARD DEVIATIONS - F.A.R.
 - THE MAXIMUM F.A.R. FOR PODS A, B, C, D, & E SHALL BE 0.7.
 - THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS O.D.P.
 - *THIS MAXIMUM F.A.R. IS PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 3 FOR SITE DESIGN STANDARDS.

TABLE 3
SITE DESIGN STANDARDS

- THE DESIGN REVIEW COMMITTEE MUST APPROVE ALL ARCHITECTURE PRIOR TO SUBMITTAL TO THE CITY OF GRAND JUNCTION.
- ALL ROOF TOP AND GROUND MOUNTED MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PARKING LOTS AND ADJACENT PUBLIC STREETS WITHIN PODS A, B, C, D, E, G & H.
- ALL UTILITY METERS AND ABOVE GROUND MECHANICAL EQUIPMENT SHALL BE PAINTED THE SAME COLOR AS THE BUILDING OR SCREENED FROM VIEW IN PODS A, B, C, D, E, G, & H.
- ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW. IN PODS G & H, LATTICE OR PLANT MATERIAL IS A SUFFICIENT SCREEN.
- ALL LOADING AREAS AND/OR LOADING DOCKS SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE.

POD DENSITY / INTENSITY RANGES

- POD A MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD B MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD C MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD D MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD E MAXIMUM BUILDING SQUARE FOOTAGE OF 10,000 S.F.
- POD F MAXIMUM DENSITY OF 4 DU/AC AND MINIMUM DENSITY OF 2 DU/AC
- POD G MAXIMUM DENSITY OF 12 DU/AC AND MINIMUM DENSITY OF 8 DU/AC
- POD H MAXIMUM DENSITY OF 12 DU/AC AND MINIMUM DENSITY OF 8 DU/AC

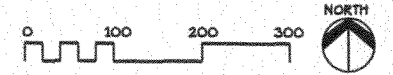
TABLE 4
ROAD STANDARDS AND SECTIONS
ROADS INTERNAL TO THE DEVELOPMENT

LAND USE	AREA	% OF SITE
TOTAL AREA	±20.7 ACRES GROSS	100%
COMMERCIAL		
POD A	±1.9 ACRES	
POD B	±2.4 ACRES	
POD C	±2.4 ACRES	
POD D	±2.2 ACRES	
POD E	±2.9 ACRES	
OPEN SPACE	±1.8 ACRES	9%
RIGHT OF WAYS	±1.8 ACRES	9%
COMMERCIAL AREA	±8.2 ACRES	39%
RESIDENTIAL		
POD F	±1.3 ACRES	
POD G	±4.1 ACRES	
POD H	±3.5 ACRES	
OPEN SPACE	0.0 ACRES	
RIGHT OF WAYS	±1.4 ACRES	7%
RESIDENTIAL AREA	±7.5 ACRES	36%

ACCEPTED *Jane Hall* 10/25/07
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

ODP LEGEND

- PROPOSED CIRCULATION
- PROPOSED COMMERCIAL
- PROPOSED MULTI-FAMILY RESIDENTIAL
- PROPOSED SINGLE FAMILY RESIDENTIAL
- PROPOSED OPEN SPACE
- PROJECT PROPERTY LINE



OUTLINE DEVELOPMENT PLAN

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

DRAWN BY: JC
CHECKED BY: TC
JOB NO.: 0533
DATE: 12-20-05
REVISIONS:
1st Rnd - 06-01-06
2nd Rnd - 08-28-06
DRAWING NO.: 0533-06_01_06-ODP.DWG

SHEET NO. 2 OF 2
STATUS:
● ODP
○ PRELIMINARY
○ BID
○ CONSTRUCTION
○ AS BUILT

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844 GRAND AVE.
GRAND JCT, CO 81501
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APPROVED BY: _____ TITLE: _____ DATE: _____