

Planning \$ <u>PR</u>	Drainag <u>w/sects</u>
TCP \$ <u>#10,800.00</u>	School Impact \$ <u>N/A</u>

JG PERMIT NO.
FILE # <u>SPR 2007-244</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

Vacant Land.

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2311 Logar Drive.
 SUBDIVISION Interstate Commercial Park
 FILING _____ BLK 1 LOT 4
 OWNER Geary Hall & Carolyn E. Sandeen Hall
 ADDRESS 2567 H RD.
 CITY/STATE/ZIP G.J. CO. 81505

TAX SCHEDULE NO. 2701-323-18-004
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6250 sf.
has partial 2nd floor 9000 sf
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) N/A

APPLICANT Austin Civil Group
 ADDRESS 336 Main Street Suite 203
 CITY/STATE/ZIP G.J. CO. 81501
 TELEPHONE 970 242-7540

DESCRIPTION OF WORK & INTENDED USE: office/
Industrial warehouse/outdoor storage
3000 sq ft / less than 20 emp

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 F-2
 SETBACKS: FRONT: 15' from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: 0 or 6' from PL REAR: 10' from PL
due to parking landscape req't.
 MAX. HEIGHT 40'
 MAX. COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: 20 sp.
 SPECIAL CONDITIONS: _____
oil/sand interceptor required - Perisigo
sign off req'd prior to final C.O.

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 [Signature] Date 8/3/07
 Department Approval Ronnie Edwards Date 8/19/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>20764</u>
Utility Accounting <u>[Signature]</u>			Date <u>11/21/07</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)



PUBLIC WORKS & PLANNING

RECORD OF DECISION / FINDINGS OF FACT

DATE: November 19, 2007
FILE: SPR-2007-244
LOCATION: 2311 Logos Drive

PETITIONER: Geary Hall
2567 H Road
Grand Junction, CO 81505

REPRESENTATIVE: Austin Civil Group Inc.
336 Main Street, Ste. 203
Grand Junction, CO 81501
242-7540

PLANNER: Ronnie Edwards

PROJECT IS: **Approved**

The Grand Junction Community Development Department, in accordance with Section 2.2.D.4.b of the Zoning and Development Code, approves the construction of a 9,000 square foot office/warehouse along with an outdoor storage yard at 2311 Logos Drive. All on-site improvements for the site are approved per the plans signed November 19, 2007. Please verify with Ute Water and City Utilities for any associated fees and a TCP fee of \$10,800.00 will also be collected with the planning clearance issuance.

This approval shall only be valid for 180 days. If a building permit is obtained within said 180 calendar days, the major site plan review shall be valid as long as the building permit remains valid. Please schedule a site check with Staff once the on-site improvements and landscaping have been completed. This must be done before a Final Certificate of Occupancy can be issued by Mesa County Building Department.

Sincerely,

Ronnie Edwards, APA

COPY



Stormwater Construction Permit Application

Permit Number 2007-244Date Submitted 11-07

Final Stabilization Date _____

COMMUNITY DEVELOPMENT DEPARTMENT

250 N. 5TH STREET GRAND JUNCTION, COLORADO 81501
GENERAL INFORMATION (970) 244-1430 (FAX) 970-256-4031 www.gjcity.org

A Storm Water Construction Permit is required for all land disturbance activities equal to or greater than one (1) acre OR for land disturbance activities less than one (1) acre that are part of a larger common plan of development or sale that would disturb one (1) acre or more.

NOTE: This permit is separate from any permits required by the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division under the Colorado Discharge Permit System.

(1) Project Information:

Project Name: <u>Hall Building</u>	City Project Number:
Address/Location: <u>2311 Loges Drive</u>	Current Mesa County Assessor's Tax Parcel Number: <u>2701-323-18-004</u>
Existing Land Use: <u>Industrial</u>	Proposed Land Use: <u>Industrial</u>

(2) Contact Information:

(a) Project Owner: Gary Hall

Contact Person: <u>Gary Hall</u>	Company:	
Address: <u>2567 H AD Grand Junction, CO 81505</u>		
Phone: <u>970 270-5808</u>	Email:	
Fax: <u>970 248-3567</u>	Mobile:	Pager:

(b) Contractor (Site contact familiar with project)

Contact Person:	Company:	
Address:		
Phone:	Email:	
Fax:	Mobile:	Pager:

(c) Other:

Contact Person: <u>Troy</u>	Company: <u>Austin Civil Group</u>	
Address: <u>336 Main St. Suite 203</u>		
Phone: <u>970-242-7540</u>	Email: <u>Troy@austincivil.com</u>	
Fax: <u>970-255-1212</u>	Mobile:	Pager:

(3) Construction Site Operator (Permittee):

Name: (Print) <u>Gary Hall</u>	Check One: <input checked="" type="checkbox"/> Phone; <input type="checkbox"/> Mobile; <input type="checkbox"/> Pager:	Number: <u>970 270-5808</u>
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(4) List, in addition to the permittee, any site personnel along with their contact information, who will have authority to make modifications to the Construction Stormwater Management Plan (CSWMP):

Name:	Check One: <input type="checkbox"/> Phone; <input type="checkbox"/> Mobile; <input type="checkbox"/> Pager:	Number: _____
Name:	Check One: <input type="checkbox"/> Phone; <input type="checkbox"/> Mobile; <input type="checkbox"/> Pager:	Number: _____
Name:	Check One: <input type="checkbox"/> Phone; <input type="checkbox"/> Mobile; <input type="checkbox"/> Pager:	Number: _____

(5) Project Information:

Total area of project (acres): <u>1.0</u>	Area of project to undergo disturbance (acres): <u>1.0</u>	Total disturbed area of larger common plan or development or sale if applicable (acres): <u>1.0</u>
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(6) Nature of Construction Activities:

Check the appropriate box(es) or provide a brief description that indicates the general nature of the construction activities. (The full description of activities and construction phases must be included in the Construction Storm Water Management Plan.)
 Single Family Residential Multi-Family Residential Commercial / Industrial
 Utility Highway / Road Other (describe): _____

Brief Description of Project: A 6250 sqft office and maintenance facility will be constructed on a vacant site. Parking on site will be available along with on site storage area.

(7) Project Schedule:

Expected project start date: <u>Oct 2007</u>	Expected project completion date: <u>July 2008</u>	Expected final stabilization date: _____
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(8) Acknowledgement Certificate:

By signing below, I hereby apply for a City of Grand Junction Storm Water Construction Permit for the aforementioned property and certify that I agree to follow the terms of this permit and applicable conditions in the Storm Water Management Manual:

Geary Hall 8-7-07
 Signature of Legally Responsible Person (submission must include original signature) Date Signed
Geary Hall OWNER
 Name (printed) Title

***** FOR OFFICE USE ONLY *****

CDPHE Stormwater Discharge Permit Received: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, <u>11-07</u> date received; Permit No <u>CDR030509</u>	City Approval: <u>11-19-07</u> Date: _____ <u>Rick Davis</u>
Stormwater Management Plan (CSWMP) and drawings received: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, <u>11-07</u> date received	Total Performance Security collected: \$ _____ Date Paid: <u>N/A</u> Method of Payment: <u>N/A</u>
Sediment/Erosion Control Plan Sheet Drawings Received: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, <u>11-07</u> date received;	File Number: <u>SPR-2007-244</u> Security date of expiration: _____ DIA period of performance: <u>N/A</u>