

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

BLDG PERMIT NO.
FILE # <u>None</u>

PLANNING CLEARANCE

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

14184-8899

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 569 24 1/4 RD
 SUBDIVISION Blue Heron Ind Park
 FILING BLK LOT 1

TAX SCHEDULE NO. 2945-092-08-001
 SQ. FT. OF EXISTING BLDG(S) 38738
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1600

OWNER SARTOMER INC
 ADDRESS 569 24 1/4 RD
 CITY/STATE/ZIP GRAND JUNCTION, CO 81505

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 7 AFTER 8
 CONSTRUCTION

APPLICANT SARTOMER INC
 ADDRESS 569 24 1/4 RD
 CITY/STATE/ZIP GRAND JUNCTION, CO 81505
 TELEPHONE (970) 245-8148

USE OF ALL EXISTING BLDG(S) Industrial/Mfg.
 DESCRIPTION OF WORK & INTENDED USE: ADDING COVERED STORAGE (1600 ft²) ON EXISTING PAD WITH 294 ft² LANDSCAPING.

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-2</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u> </u> from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>None</u> SPECIAL CONDITIONS: <u>294 ft² of landscaping required</u>
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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.

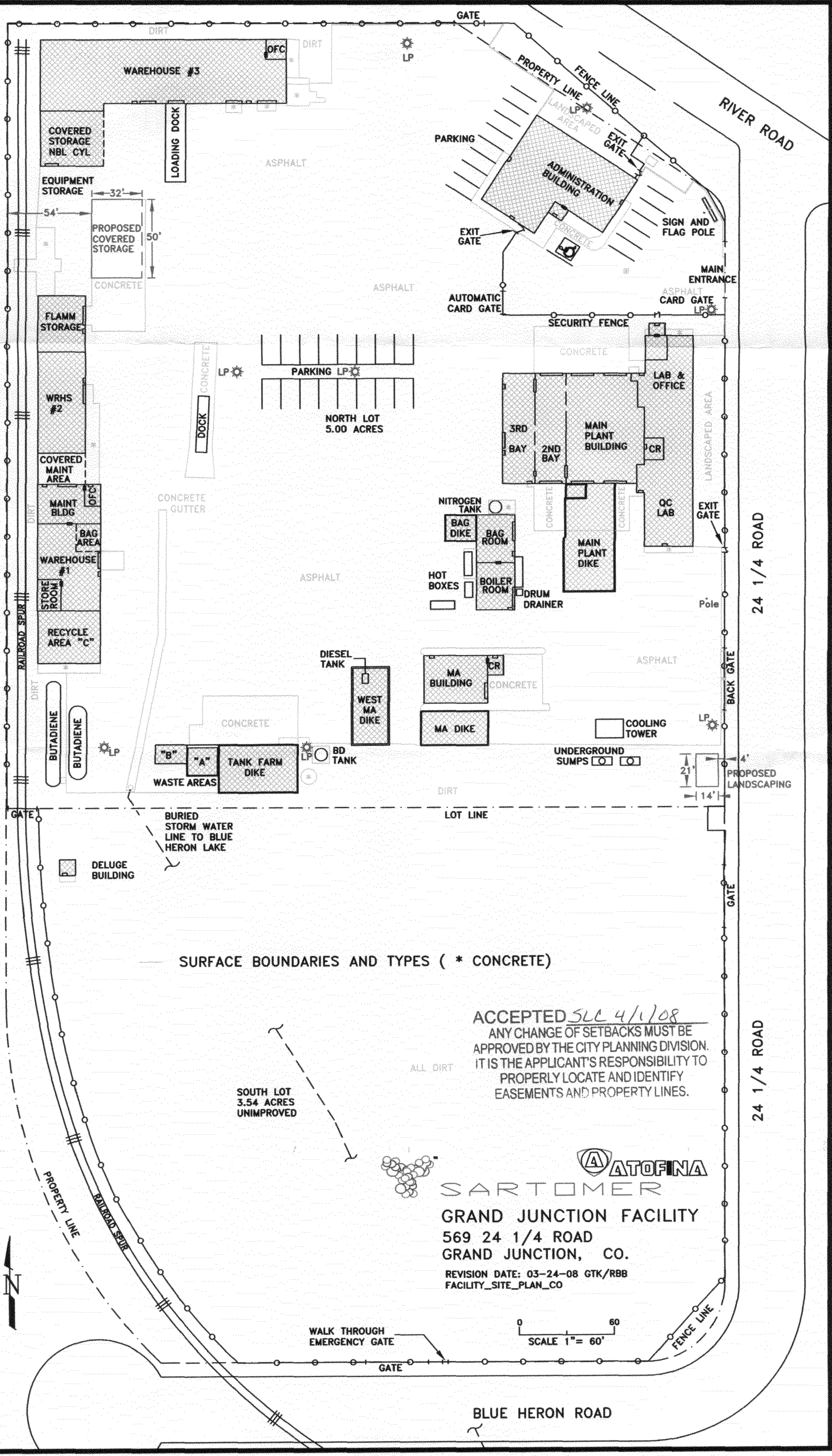
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature [Signature] Date 4/1/08
 Department Approval [Signature] Date 4/1/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/1/08</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)



SURFACE BOUNDARIES AND TYPES (* CONCRETE)

ACCEPTED SLC 4/1/08
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ATOFINA
SARTOMER
GRAND JUNCTION FACILITY
 569 24 1/4 ROAD
 GRAND JUNCTION, CO.
 REVISION DATE: 03-24-08 GTK/RBB
 FACILITY_SITE_PLAN_CO

0 60
 SCALE 1" = 60'



24 1/4 ROAD

BLUE HERON ROAD

RIVER ROAD

Determined could be done w/ a Planning Clearance

Planner's Name: <i>Faye</i>	SUBMITTAL CHECKLIST	Date: <i>2/26/08</i>
	SITE PLAN REVIEW - MINOR	Expiration Date: 6 months from above date

Location: <i>5609 24 1/4 Road</i>	Project Name:
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ITEMS	DISTRIBUTION																						
DESCRIPTION & SSID REFERENCE	● City Community Development	● City Development Engineer	○ City Utility Engineer	○ City Surveyor	○ City Parks/Recreation	○ City Attorney	○ City Sanitation	● City Fire Dept	○ Clifton Fire Dept	○ City Police Department	● City Code Enforcement	● Building Dept	○ Persigo WWT	○ Qwest	○ Xcel	○ GVP	○ Water District	○ Sewer District	○ RTPO	○ Urban Trails	○ Downtown Development Authority	Total required	
Date Received: _____																							
Receipt #: _____																							
File #: _____																							
Application Fee(s)																							
● Development Application Form* II-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Submittal Checklist* III-1, #5	1																						
● Review Agency Comment Sheet* III-1, #6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Ownership Statement*	1			1	1																		
● Location Map V-12	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Planning Clearance* IV-4, #18	1																						
● General Project Report VI-4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● 11" X 17" Site Sketch Plan (or larger) V-24	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
○ Site Data Table (sq. ft. of various uses) IV-4, #23	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
○ Sign Plan/Sign Package IV-4, #22	1										1												
○ Fire Flow Form*	1	1						1	1														
○ Floor Plan	1	1						1	1		1												

Notes: * An asterisk in the item description column indicates that a form is supplied by the City and available on the City website.

Faye Hall - Sartomer Site Storage

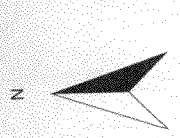
From: Faye Hall
To: glenn.Kiser@sartomer.com; Matthew J Monroe
Date: 2/28/2008 12:42 PM
Subject: Sartomer Site Storage

Glenn and Matt,

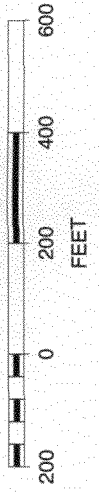
As I was preparing your checklist, I was bothered by the fact that this site is already using this area as storage and I know that all the comments would come back with no concerns. It made no sense to me to make you go through the headache of a review process where all we were going to ask for is a little bit of landscaping. So, we have brain stormed and come up with a solution for you. I can issue a Planning Clearance so that you can get started on the construction of the storage cover and what I'll need from you is a Site Plan showing the location of the proposed storage area (show distance from property lines) and also include a Landscape Plan. You can show them on the same plan if you like. According to the information that you provided to me this storage area is creating a 4% increase to the buildings on site. Therefore, we require a 4% increase to your landscaping which equals out to 294 sq feet. This means that you will need to provide a 14ft deep by 21ft wide landscape area that includes 1 tree and 14 shrubs along the street frontage of 24 1/4 Road or River Road. You can split the areas up if you like, but the total area will need to be 294 sq ft. If you can provide me with this plan then I will be able to issue a Planning Clearance so that you can get your building permit. I will then do an inspection at a later time to make sure that the landscaping has been planted. Let me know if you have any questions, otherwise I will wait to hear from you with the Site plan.

Thanks,
Faye

Faye Hall
Associate Planner
(970)256-4043



SCALE 1 : 4,060



General Meeting Checklist / Pre-Application Conference Checklist

Date: 2/26/08

Applicant: Matt Monroe Phone: 245-8148 x118 Tax Parcel #: 2945-092-08-001

Location 5109 24 1/4 Road Proposal 11000 sq storage building over existing concrete pad -

Conference Attendance Faye, Hank M, Kurt Harbut, Matt Monroe, Glenn Kiser, Chris White, Mark Basinas

While all factors in a development proposal require careful thought, preparation and design, the following circled items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process. General Meetings and pre-application conference notes/standards are valid for only six months following the meeting/conference date shown above. Incomplete submittals will not be accepted. Submittals with insufficient information identified during the review process, which have not been addressed by the applicant will not be scheduled for a public hearing. Failure to meet any deadlines for the review process may result in the project not being scheduled for hearing or being pulled from the agenda. Any changes to the approved plan will require re-review and approval prior to those changes being accepted.

Zoning & Land Use

Planner's Notes

- a. Zoning: I-2 5 acres
b. Growth Plan Land Use Designation: Industrial
c. Growth Plan (Goals & Policies) Applicability: Existing bldgs equal 38,738 sq. New Storage
d. Corridor Guidelines or other Plan applicability: would be 1000 sq on 490 of total.
e. Land Use Compatibility:

Off-site Impacts

- a. access/right-of-way required
b. traffic impact
c. street improvements
d. drainage/stormwater management
e. availability of utilities

Site Development

- a. bulk requirements
b. access, traffic circulation
c. parking (off-street: handicap, bicycle, lighting)
d. landscaping (street frontages, parking areas)
e. screening & buffering

Misc.

- a. revocable permit
b. State Highway Access Permit
c. floodplain, wetlands
d. proximity to airport (clear or critical zone)
e. geologic hazard, soils
f. mineral resources

Other

- a. related files
b. other concerns

Fees

- a. application fee: \$50
Fee is due at the time of submittal. Make check payable to the City of Grand Junction
b. Transportation Capacity Payment (TCP):
c. Drainage fee:
d. Parks & Open Space Fee:
e. School Impact Fee:
f. Recording Fee:
g. Plant Investment Fee (PIF) (Sewer Impact):

Processing Requirements

- a. Reference Documents - ZDC, SSID
b. Submittal Requirements
c. Review Process

PLEASE RETURN A COPY OF THIS FORM IN THE COMMUNITY DEVELOPMENT DEPT REVIEW PACKET

General Meeting – 569 24 1/4 Rd Development Engineering Notes

Parcel No.: 2945-092-08-002

Date: February 4, 2008

Application Type: Site Plan

Development Engineer: Kent Harbert

Phone: (970) 244-1445

E-mail: kenth@gjcity.org

Planner: Faye Hall

Fire Department: Hank Masterson

Applicant / representatives: Matt Monroe - Sartomer

Site Overview: 1600 sq ft storage building

Streets/Traffic notes:

1. No transportation issues with proposed building addition.

Drainage notes:

2. Building will be on a currently impervious area, so no storm drainage improvements are required.
3. Flood plain: Colorado River 500-year flood plain and 100-year flood plain <1'. An elevation certificate will be required.

No site visit was made to prepare these notes. The notes are not meant to be a thorough analysis of the site nor City requirements. They are intended to provide general guidance on the specific requirements for this type of development on this site. The applicant and their design team are expected to know and research City standards that apply to this development. Please call if there are questions regarding requirements.

**City of Grand Junction
Counter, General, Pre-Application Meeting Information**

FEE \$50.00 Receipt No. 30716
Date Paid: 12/24/07

In order for City development review staff to provide you adequate information regarding application(s) and approval(s) required to implement your proposal, the following information must be supplied:

*Called
4/2/08*

Name of Applicant: Santomer c/o Matt Monroe
 Organization: Santomer
 Mailing Address: 569 24 1/4
 City, State, Zip: GJ CO 81505
 Telephone: 245-8148 Matt's Cell Phone: 986-1051
 Email Address: www.Santomer.com

Tax Parcel #: 2945-092-08-001
 Property Address/Location: 569 24 1/4 Rd
 Lot/Parcel Size/Acres: 5 Acres
 Current Use: Manufacturing Resin
 Existing Structures On-site: 3 structures on site

Type of Application: Major Site Plan Review
 General Description of the Proposal: Construct 2000 square foot storage building

The following additional information would be helpful to in order for the City development review staff to identify potential issues and development improvements that may be associated with your proposal:

- A sketch plan showing the following:
- a. The general configuration of the property.
 - b. Existing and/or proposed structures.
 - c. The location of any easements on the property.
 - d. The location of proposed driveways (existing and/or proposed).
 - e. Any on-site drainage facilities.
 - f. Any existing landscaping improvements.
 - g. Existing and/or proposed paved or graveled areas.

Identification of providers of the following utility services to the property:

- a. Water: UTE
- b. Sewer: CITY
- c. Drainage District: GIDD
- d. Irrigation: GVE

OFFICE USE ONLY			
Initial Date of Request	<u>12/24/07</u>	Staff's Name	<u>Justin</u>
<input type="checkbox"/> Counter	<input checked="" type="checkbox"/> General	<input type="checkbox"/> Pre-Application	Meeting Date & Time: <u>Feb 4, 2008 10:30 AM</u>
Assigned Planner:	<u>Faye Hall</u>		
Zone District:	<u>I-2</u>	Land Use Designation:	
Surrounding Land Use Designation:	North: <u>I-1</u>	East: <u>I-2</u>	
	South: <u>I-2</u>	West: <u>I-2</u>	
Related files/projects:			
Comments:			

Faye Hall - General meeting: Sartomer

From: Hank Masterson
To: Faye Hall
Date: 2/5/2008 10:54 AM
Subject: General meeting: Sartomer

Faye,

Fire's comments:

1. A fire flow form is not required.
2. There are no site plan issues for the Fire Department.
3. A building permit is required for the new storage building.

thanks,
hank

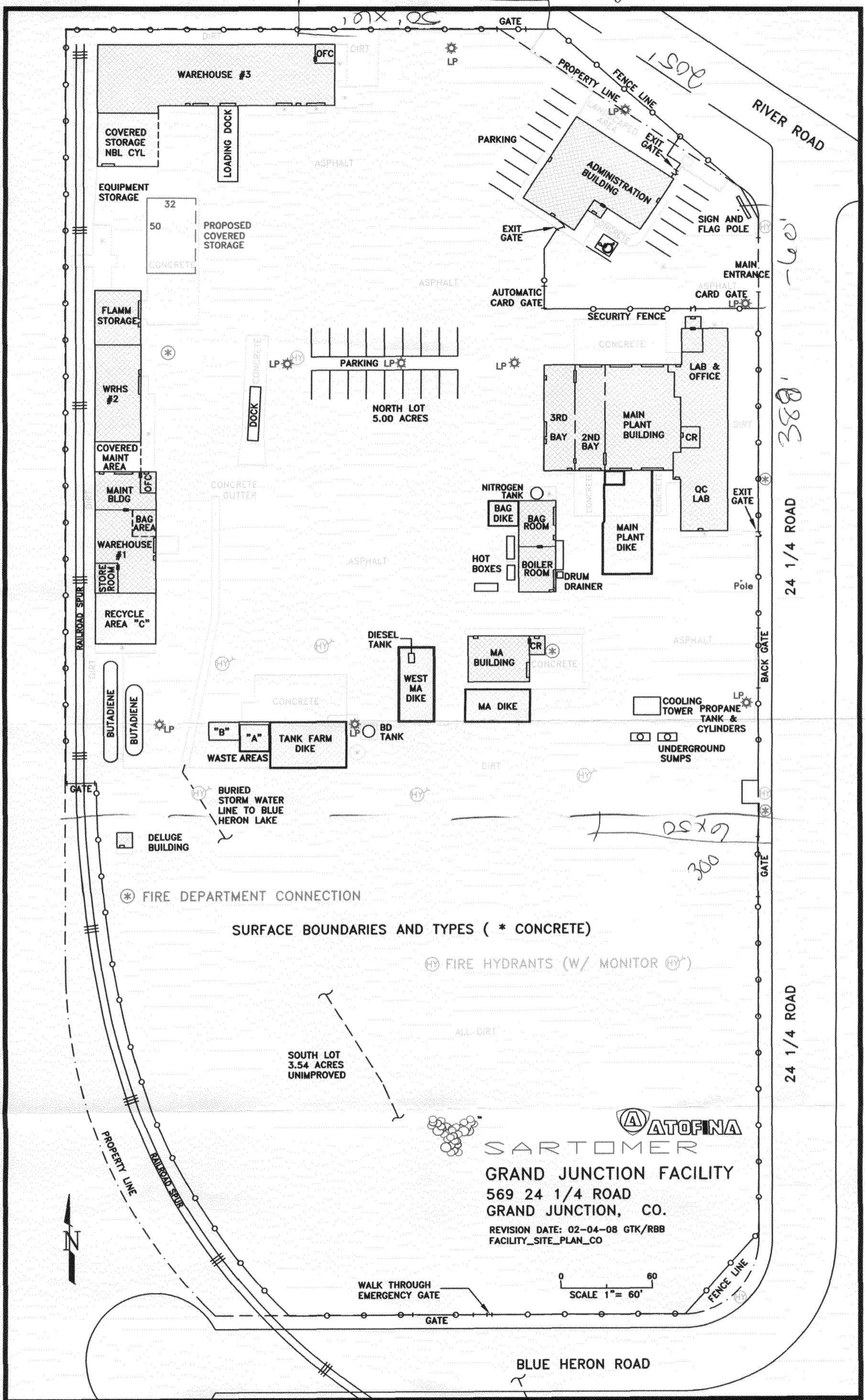
SARTOMER CO. GRAND JUNCTION FACILITY
BUILDING SIZE AND FUNCTION INFORMATION

ALL NUMBERS ARE SQUARE FEET

BUILDING AND FUNCTION	PROCESSING	WAREHOUSE PACKAGING	MAINT.	LAB AREA QC, R & D	OFFICES & MISC.*	BUILDING TOTALS
OFFICE BUILDING						
FIRST FLOOR	0	0	0	0	4080	
SECOND FLOOR	0	0	0	0	4000	
SUBTOTAL	0	0	0	0	8080	8080
MAIN PLANT						
PROCESSING AREA	6161	0	0	0	0	
CONTROL ROOM	414	0	0	0	0	
FIRST FLOOR LAB	0	0	0	1217	0	
SECOND FLOOR LAB	0	0	0	687	0	
FIRST FLOOR OFFICE	0	0	0	0	2754	
SECOND FLOOR OFFICE	0	0	0	0	1609	
SUBTOTAL	6575	0	0	1904	4363	12842
MA BUILDING						
PROCESSING AREA	1200	0	0	0	0	
CONTROL ROOM	120	0	0	0	0	
SUBTOTAL	1320	0	0	0	0	1320
BOILER ROOM						
BOILERS & HOT OILERS	720	0	0	0	0	
PRODUCT PACKAGING	0	720	0	0	0	
SUBTOTAL	720	720	0	0	0	1440
WAREHOUSE #1						
STORAGE ROOM	0	306	0	0	0	
MAINT. OFFICE	0	0	0	0	145	
MAINT. SHOP	0	0	869	0	0	
MAINT. STORAGE. & TESTING	0	0	1924	0	0	
SUBTOTAL	0	306	2793	0	145	3244
WAREHOUSE #2						
FLAMMABLE STORAGE	0	1078	0	0	0	
METAL AND FIBER DRUMS	0	1922	0	0	0	
SUBTOTAL	0	3000	0	0	0	3000
WAREHOUSE #3						
PRODUCT & MISC. STORAGE	0	6332	0	0	0	
OFFICE	0	0	0	0	160	
SUBTOTAL	0	6332	0	0	160	6492
TOTAL BY FUNCTION	8615	10358	2793	1904	12748	36418
COVERED AREAS						
WASTE AREA "A"	0	328	0	0	0	
MAINT. WORK AREA	0	0	592	0	0	
WHSE #3 NBL CYL. STORAGE	0	1400	0	0	0	
SUBTOTAL	0	1728	592	0	0	2320
GRAND TOTAL BY FUNCTION	8615	12086	3385	1904	12748	38738

* INCLUDES CONFERENCE ROOMS,
 BREAK ROOMS, HALLWAYS,
 CLOSETS, ENTRY WAYS, ETC.

GTK EXCEL FILE: A:\ Building_Square_Footage_And_Type
 C:\Documents and Settings\gtkiser\My Documents\Excel\Building_Square_Footage_And_Type
 ORIGINAL DATE: 03-12-99 REVISED 06-06-01



* FIRE DEPARTMENT CONNECTION

SURFACE BOUNDARIES AND TYPES (* CONCRETE)

⊕ FIRE HYDRANTS (W/ MONITOR ⊕)

ATOFINA
SARTOMER
GRAND JUNCTION FACILITY
 569 24 1/4 ROAD
 GRAND JUNCTION, CO.
 REVISION DATE: 02-04-08 GTK/RBB
 FACILITY_SITE_PLAN_CO

SCALE 1" = 60'

2870
 600
 4592
 8062 # landscaped