

Planning \$ <u>paid</u>	Drainage \$ <u>A.A</u>
TCP \$ <u>3465</u>	School Impact \$ <u>n.a</u>

LDG PERMIT NO.
FILE # <u>NSP-2008-169</u>

*apply at current rates per book*  
 #1732.50 Richard  
7-3-08

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

112626-6265

BUILDING ADDRESS 2240 RAILROAD AVENUE

TAX SCHEDULE NO. 2945-062-07-002

SUBDIVISION LOGGANS SUBDIVISION

SQ. FT. OF EXISTING BLDG(S) 12,600 SQ. FT.

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 3,000 ~~220~~ SQ. FT.

OWNER BEKON PROPERTIES, LLC

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION

ADDRESS 10897 N. 75<sup>th</sup> ST.

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2  
 CONSTRUCTION

CITY/STATE/ZIP SCOTTSDALE AZ 85260

USE OF ALL EXISTING BLDG(S) OFFICE / WAREHOUSE

APPLICANT BILL OSWALD

ADDRESS 2526 PATTERSON ROAD, STE 101

DESCRIPTION OF WORK & INTENDED USE: PAV / SHADE  
COVERED WORK AREA - OPEN SIDED

CITY/STATE/ZIP GRAND JCT. CO 81505

TELEPHONE (970) 242-1423

*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>	<u>Landscaping completed under SPR-2006-107</u>
SETBACKS: FRONT <u>25</u> from Property Line (PL) or from center of ROW, whichever is greater	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	PARKING REQUIREMENT: <u>OK</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>n.a.</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 W A Oswald Date 6-2-08

Department Approval Judith A. Rein Date 7-7-08

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>Marshall Cole</u>		Date <u>7/10/08</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

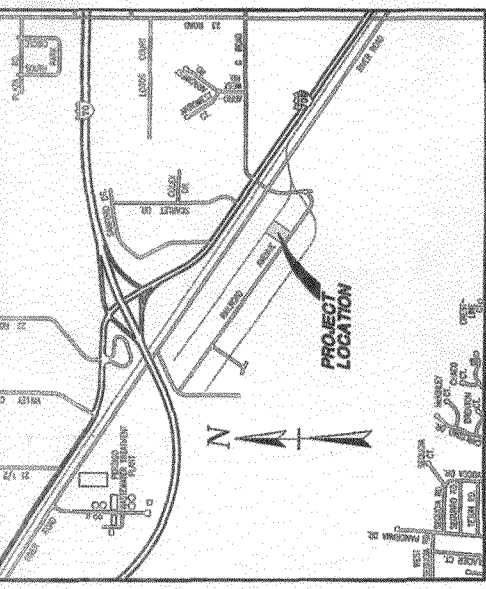
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NO.	REVISION	DATE
1	REVISE PER 1st COMMENTS	6-1-06
2	OPEN COVER ADDITION - SHOWN AS HATCHED	5-30-08
3	MOVE COVER 1' NORTH	6-30-08

**SITE/UTILITY PLAN**

**KEY FISHING - ADDITION  
2240 RAILROAD AVENUE  
GRAND JUNCTION, COLORADO**

**SHARPER Engineering Services, Inc.**  
1850 HIGHWAY 6 & 50  
FRUITA, CO 81521  
TELEPHONE (970) 858-9671 FAX (970) 858-0221



**VICINITY MAP**  
NTS

**REQUIRED PARKING SPACES PER CODE**  
**PROPOSED BUILDING**  
TOTAL S.F. OF BUILDING = 12,600 S.F.  
OFFICE S.F. = 4,200 S.F.  
OFFICE # PARKING SP. = S.F. + 300  
4,200 + 300 = 14 SP. OR 14 SPACES  
SHOP/WAREHOUSE S.F. = 8,400 S.F.  
WAREHOUSE # PARKING SP. = S.F. + 1000  
8,400 + 1000 = 8.4 SP. OR 9 SPACES  
TOTAL # PARKING SPACES REQUIRED = 23

**PARKING PROVIDED**  
23 REGULAR SPACES  
1 HANDI-CAP SPACE  
24 TOTAL SPACES

**LAND USE BREAKDOWN**

BUILDINGS (10,500 SF TOTAL)	0.241 AC.	12.05%
ASPHALT & CONCRETE	0.607 AC.	30.35%
ROAD BASE SURFACE	0.974 AC.	48.63%
LANDSCAPED AREA	0.127 AC.	6.35%
UNDEVELOPED LAND	0.092 AC.	4.60%
TOTAL	2.000 AC.	100%

**UTILITY VENDORS**  
GAS: XCEL ENERGY  
ELECTRIC: XCEL ENERGY  
TELEPHONE: QWEST COMMUNICATIONS  
CABLE TV: BRESHAN COMMUNICATIONS  
IRRIGATION: GRAND VALLEY IRRIGATION  
DRAINAGE: CJ DRAINAGE DISTRICT  
SEWER: CITY OF GRAND JUNCTION  
WATER: UTE WATER DISTRICT

**NOTE:** UTILITY LOCATIONS ARE APPROXIMATE. CALL FOR LOCATES PRIOR TO EXCAVATION.

RECEIVED  
JUL 01 2008  
COMMUNITY DEVELOPMENT DEPT.

**ACCESSIBLE PARKING NOTE**  
ACCESSIBLE PARKING SPACE SHALL INCLUDE A SIGN MOUNTED ON THE BUILDING SHOWING THE SYMBOL OF ACCESSIBILITY & HAVE AN ADDITIONAL SIGN WITH THE WORDS "VAN ACCESSIBLE" MOUNTED BELOW.

**CITY DEVELOPMENT ENGINEER**  
Approved for construction for one year from this date.  
Suburb Plan for Rick Devise  
Date: 7/7/08

**INITIAL ACCEPTANCE**  
J.G.

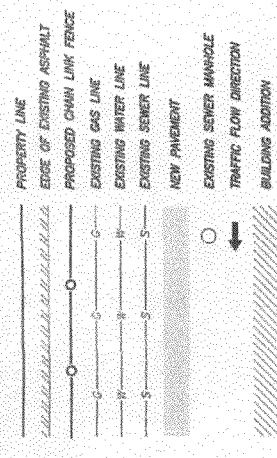
**CITY COMMUNITY DEVELOPMENT**  
Accepted for construction for one year from this date.  
Jude A. Vega  
Date: 7/1/08

**ACCEPTED AS CONSTRUCTED**  
J.G.

FINAL APPROVED PLANS

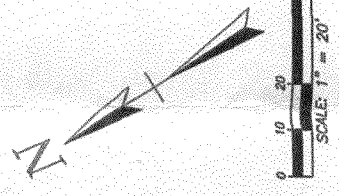
NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

**LEGEND**



**LIST OF ABBREVIATIONS**

DU = DUMPSTER  
LS = LANDSCAPE  
BR = BIKE RACK  
MD = MAN DOOR  
RD = ROOF DRAIN  
FF = FINISHED FLOOR  
OD = OVERHEAD DOOR  
BML = BLDG MOUNT LIGHT  
BML = WALL MOUNT LIGHT  
DPHL = DBL POLE MOUNT LIGHT



**PLAN TAG NOTES:**

- THE NEW 3" CONCRETE V-PAN TO EXISTING 5" CONCRETE V-PAN REMOVE 5" V-PAN SECTIONS AS REQUIRED, TO MATCH FLOWLINE.
- TRANSITION 8" TALL BARRIER CURB DOWN TO EXISTING V-PAN IN 2 FEET. MATCH ASPHALT TO EXISTING V-PAN EDGE AT ENTRANCE.
- APPROXIMATE LOCATION OF SEWER SERVICE. SEE WATER AND SEWER SERVICE NOTE THIS SHEET.
- APPROXIMATE LOCATION OF WATER SERVICE. SEE WATER AND SEWER SERVICE NOTE THIS SHEET.
- DUMPSTER ENCLOSURE TO CONSIST OF 6" TALL CONCRETE MASONRY UNIT (CMU) WALL ON THREE SIDES.
- SUGGESTED MINIMUM PARKING LOT PAVEMENT SECTION, 3" HSP OVER 6" CLASS 6 ABC OVER 12" SCARIFIED AND RECOMPACTED SUBGRADE. IT IS RECOMMENDED THAT THE REGISTERED ENGINEER PERFORMING THE FOUNDATION DESIGN ESTABLISH THE PARKING LOT SECTION BASED ON A GEOTECHNICAL INVESTIGATION/REPORT.
- TOP OF SIDEWALK TO BE 6" ABOVE ADJACENT PARKING LOT PAVEMENT ELEVATION.
- TOP OF SIDEWALK TO BE 3" ABOVE ADJACENT PARKING LOT PAVEMENT ELEVATION.
- TOP OF SIDEWALK TO BE FLUSH WITH PARKING LOT PAVEMENT ELEVATION.
- OUTDOOR STORAGE SECTION TO CONSIST OF 4" CLASS 6 ABC OVER 8" PIT RAIL.
- 6" CHAIN LINK FENCE AROUND PERIMETER AS SHOWN HEREON.
- KNOX BOX LOCATION MOUNTED ON FENCE POST OR ON FREE-STANDING POLE. LOCATION TO BE APPROVED BY THE CITY OF GRAND JUNCTION FIRE DEPARTMENT.

ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.  
CONTRACTOR SHALL HAVE A SIGNED COPY OF PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

**WATER AND SEWER SERVICE NOTE:**  
LOCATION OF WATER & SEWER SERVICE SHOWN HEREON OBTAINED FROM MESA COUNTY DESIGN FILES. IF EITHER OR BOTH SERVICES DO NOT EXIST TO PROPERTY, IT SHALL BE CONTRACTORS RESPONSIBILITY TO INSTALL EITHER OR BOTH SERVICES PER CITY OF GRAND JUNCTION STDS AND SPECIFICATIONS. IF THE SERVICES DO NOT EXIST, CONTACT CITY TO NEGOTIATE LOCATIONS.

