

Planning \$ <input checked="" type="checkbox"/>	Drainage \$ <input checked="" type="checkbox"/>
TCP \$ <input checked="" type="checkbox"/>	School Impact \$ <input checked="" type="checkbox"/>
Inspection \$ <input checked="" type="checkbox"/>	

Bldg Permit No.
File # <u>SPR-2009-288</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

BUILDING ADDRESS <u>2145 River Road</u>	TAX SCHEDULE NO. <u>2697-363-00-941</u>
SUBDIVISION _____	SQ. FT. OF EXISTING BLDG(S) _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>2400 sf</u>
OWNER <u>City of Grand Junction</u>	MULTI-FAMILY:
ADDRESS <u>2145 River Road</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
CITY/STATE/ZIP <u>Grand Junction CO 81505</u>	CONSTRUCTION
APPLICANT <u>PNCI Construction, Inc.</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>15</u> AFTER <u>16</u>
ADDRESS <u>553 25 1/2 Road</u>	CONSTRUCTION
CITY/STATE/ZIP <u>Grand Junction CO 81505</u>	USE OF ALL EXISTING BLDG(S) <u>Persigo WWTF</u>
TELEPHONE <u>970-242-3548</u>	DESCRIPTION OF WORK & INTENDED USE: _____

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>I-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>No new</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>2 new trees</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</u>	_____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 <u>Todd Schmitt</u>	Date <u>11/12/09</u>
Planning Approval <u>Antonia Castello for KP</u>	Date <u>11/12/09</u>

Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>Storage</u>
Utility Accounting <u>Robert Vanover</u>	Date <u>11-12-09</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)

Proposed Persigo Storage Building

- Minimum front setback – 15'
- Minimum side setback – 5'
- Minimum rear setback – 10'

ACCEPTED *SLC 11/2/09*
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.

- Proposed storage building is a 1% expansion of the existing facilities. This requires a corresponding 1% upgrade to the landscaping on the site.
- Total site requirements are 48 trees and 25,340 square feet of street frontage landscaping and 216 square feet of side yard landscaping and landscaping of the parking areas.
- The 1% expansion is the equivalent of 1 tree and 190 square feet of street frontage landscaping. An additional tree or 1 larger caliper tree is an acceptable replacement for the 190 square feet of landscape area.

