

Planning \$ <u>N/A</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>N/A</u>	

Bldg Permit No.
File # <u>SPR-2009-213</u>

## PLANNING CLEARANCE

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

### Grand Junction Public Works & Planning Department

869-0

BUILDING ADDRESS 2530 High Country Ct  
 SUBDIVISION High Country Bus. Park  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1,2+3

TAX SCHEDULE NO. 2945-157-05-001/002/008  
 SQ. FT. OF EXISTING BLDG(S) 1440SF  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1440SF

OWNER Colorado Beverage  
 ADDRESS 2530 High Country Ct  
 CITY/STATE/ZIP Grand Junction, Co

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION

APPLICANT Lusardi Construction Co  
 ADDRESS 1570 Linda Vista Dr.  
 CITY/STATE/ZIP San Marcos, CA 92078  
 TELEPHONE (760)744-3133

USE OF ALL EXISTING BLDG(S) COLORADO BEV. WAREHOUSE  
 DESCRIPTION OF WORK & INTENDED USE: Temp office structure / (1440 sq ft) TRAILER

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

APR 26 2010

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>I-1, LIGHT INDUSTRIAL</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u> SPECIAL CONDITIONS: <u>Temp OFFICE TRAILER TO BE REMOVED AT TIME OF CERTIFICATE OF OCCUPANCY FOR OFFICE ADDITION</u>
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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 [Signature] Date 4/26/10  
 Planning Approval [Signature] Date 4-26-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/26/10</u>		

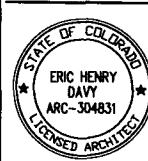
**VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)**

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

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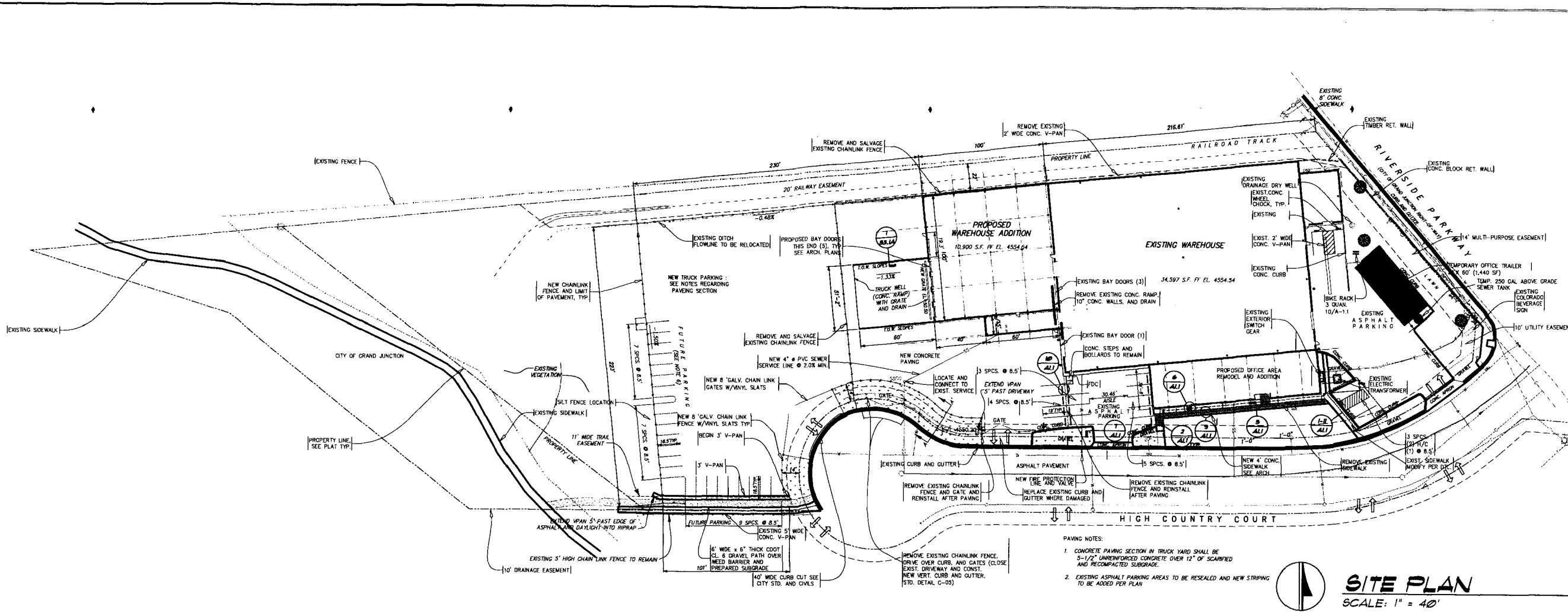
REVISIONS	DATE
First Release	Feb 25, 2010
Revised	MAR 20, 2010
Revised	APR 5, 2010
REV. 1	APR 03, 2010

**COLORADO BEVERAGE**  
2350 HIGH COUNTRY COURT  
GRAND JUNCTION, CO 81501



DATE: 02-25-10  
DRAWN: MTR/AP/FAH  
SCALE: AS NOTED  
JOB: 3093

SHEET  
A-10



**SITE PLAN**  
SCALE: 1" = 40'

- PAVING NOTES:**
- CONCRETE PAVING SECTION IN TRUCK YARD SHALL BE 5-1/2" UNREINFORCED CONCRETE OVER 12" OF SCARIFIED AND RECOMPACTED SUBGRADE.
  - EXISTING ASPHALT PARKING AREAS TO BE RESEALED AND NEW STRIPING TO BE ADDED PER PLAN.

**LAND USE AND ZONING :**

LAND USE : INDUSTRIAL (WAREHOUSE AND FREIGHT MOVEMENT)  
ZONING : I-1

**UTILITIES VENDORS :**

- NATURAL GAS AND ELECTRIC - XCEL ENERGY (800) 628-2121
- WATER - UTE WATER CONSERVANCY DISTRICT (970) 242-7491
- TELEPHONE - QWEST (800) 526-3557
- SANITARY SEWER - CITY OF GRAND JUNCTION (970) 256-4180
- DRAINAGE DISTRICT - GRAND VALLEY DRAINAGE DISTRICT (970) 242-4343
- IRRIGATION DISTRICT - GRAND VALLEY IRRIGATION COMPANY (970) 242-2762

**SITE ACREAGE**

FEATURE	ACREAGE
BUILDING FOOTPRINTS	1.15 AC.
LANDSCAPING	0.65 AC.
PAVEMENT	1.43 AC.
NATIVE VEGETATION	0.81 AC.
<b>TOTAL SITE ACREAGE :</b>	<b>4.04 AC.</b>

*Temporary Office Trailer Only*

*John A. Patten*  
Senior Planner  
4-26-10

**NOTES**

- ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
- SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS AND OPENINGS.
- SEE ELECTRICAL PLANS FOR EXTERIOR BLDG. LIGHTING.
- SEE LANDSCAPE ARCHITECTURAL PLANS FOR LANDSCAPING.
- IMPROVEMENTS IN RAILROAD EASEMENT WILL ONLY BE COMPLETED IF OWNER CAN OBTAIN PERMISSION FROM RAILROAD.
- CURRENTLY THERE ARE 18 FULL TIME EMPLOYEES REQUIRING 12 SPACES. THERE ARE 24 SPACES PROVIDED ON THIS PLAN WITH 23 ADDITIONAL PARKING SPACES AND ASSOCIATED LANDSCAPE ISLANDS TO BE DEFERRED. TOTAL FUTURE PARKING SPACES = 47.
- CONCRETE PAVING SECTION IN TRUCK YARD SHALL BE 5-1/2" UNREINFORCED CONCRETE OVER 12" OF SCARIFIED AND RECOMPACTED SUBGRADE.
- EXISTING ASPHALT PARKING AREAS TO BE RESEALED AND NEW STRIPING ADDED PER PLAN.
- NEW CHAIN LINK FENCE TO BE 8' GALV. TOP RAIL, BOTTOM WIRE AND VINYL SLATS. TYPICAL AT TRUCK YARD.

**ABBREVIATIONS USED :**

- TYP. - TYPICAL
- S.F. - SQUARE FOOT
- F.F. EL. - FINISHED FLOOR ELEVATION
- H/C - HANDICAPPED ACCESSIBLE
- SPCS. - SPACES
- CONC. - CONCRETE
- AC. - ACRE/ACRES
- MIN. - MINIMUM
- TOW - TOP OF WALL
- C&G - CURB AND GUTTER
- FDC - FIRE DEPARTMENT CONNECTION

**SITE PARKING**

FEATURE	PARKING SPACES
HANDICAP ACCESSIBLE	4
STANDARD	20
<b>TOTAL :</b>	<b>24</b>

**PARKING REQUIREMENTS**

PROVIDE (1) SPACE PER 1.5 EMPLOYEES OR (1) SPACE PER 1000 S.F. OF BUILDING

USE BUILDING CRITERIA:  
47,138 S.F. x 1/1000 = 47 SPACES (SEE ALSO NOTE 6)

ACCESSIBLE SPACES :  
26 TO 50 SPACES, USE (2) MINIMUM (4 PROVIDED)

BICYCLE SPACES :  
PROVIDE (1) PER 30 VEHICLE SPACES (1 RACK PROVIDED - MINIMUM 3 SPACES)

**LEGEND**

- |                                |                             |                                      |
|--------------------------------|-----------------------------|--------------------------------------|
| <b>EXISTING</b>                | <b>EXISTING</b>             | <b>PROPOSED</b>                      |
| NATURAL GAS METER              | RAILROAD TRACK              | EROSION LOG (GRADING PLAN, SHT. C-3) |
| SPRINKLER VALVE BOX            | TREE OR SHRUB               | SILT FENCE (GRADING PLAN, SHT. C-3)  |
| STREET LAMP                    | TREE OR SHRUB TO BE REMOVED | WATER VALVE                          |
| TELEPHONE VAULT                | BUILDING                    | SANITARY SEWER CLEANOUT              |
| TELEPHONE PEDESTAL             |                             | CHAIN LINK FENCE                     |
| ROOF DRAIN                     |                             | X" WATER SERVICE LINE (FIRE)         |
| WATER METER                    |                             | SANITARY SEWER SERVICE LINE          |
| SANITARY SEWER MANHOLE         |                             | TRAFFIC DIRECTION                    |
| CONC. FILLED STL. PIPE BOLLARD |                             | ASPHALT TO BE REMOVED                |
| FIRE HYDRANT                   |                             | LANDSCAPING AREA                     |
| WATER VALVE                    |                             | 6' WIDE CLASS 6 GRAVEL PATH          |
| ELECTRIC VAULT                 |                             | BUILDING                             |
| ELECTRIC TRANSFORMER           |                             | SPOT ELEVATION                       |
| SANITARY SEWER CLEANOUT        |                             |                                      |
| CHAIN LINK FENCE               |                             |                                      |
|                                |                             |                                      |
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