

PCN-2011-72

Planning \$ <u>Pl w/ App</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>
Inspection \$ <u>—</u>	

Bldg Permit No.
File # <u>SPN-2010-208</u>

9022-2

### PLANNING CLEARANCE

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

#### Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2507 6750 Hwy  
 SUBDIVISION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-103-00069  
 SQ. FT. OF EXISTING BLDG(S) - 0 -  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 5676

OWNER Carville Auto Mart Inc.  
 ADDRESS 2122 North Ave  
 CITY/STATE/ZIP GS. Co. 81501

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 1  
 CONSTRUCTION

APPLICANT Royce Carville  
 ADDRESS 2122 North Ave  
 CITY/STATE/ZIP GS. Co. 81501  
 TELEPHONE 985-0238 / 244-5370

USE OF ALL EXISTING BLDG(S) Car Dealership  
 DESCRIPTION OF WORK & INTENDED USE: New Building / Car Dealership - Foundation only.

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE C-2  
 SETBACKS: FRONT: 15' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: 0 from PL REAR: 10' from PL  
 MAX. HEIGHT 40  
 MAX. COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X  
 PARKING REQUIREMENT: w/ final app.  
 FLOODPLAIN CERTIFICATE REQUIRED: YES \_\_\_\_\_ NO X  
 SPECIAL CONDITIONS: Foundation only

5076 FT.

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] (Contractor) Date 10/25/2010  
 Planning Approval [Signature] Date 10/25/2010

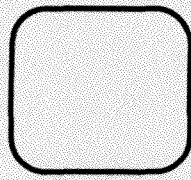
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Now w/ sewer change</u>
Utility Accounting <u>[Signature]</u>			Date <u>10/25/10</u>

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)

NO.	DESCRIPTION	DATE	BY

NO. DESCRIPTION DATE BY



TERRAVISION CONSULTING  
300 STARBOARD LANE, SUITE 1021  
DENTON, CO 80119  
970.874.8818

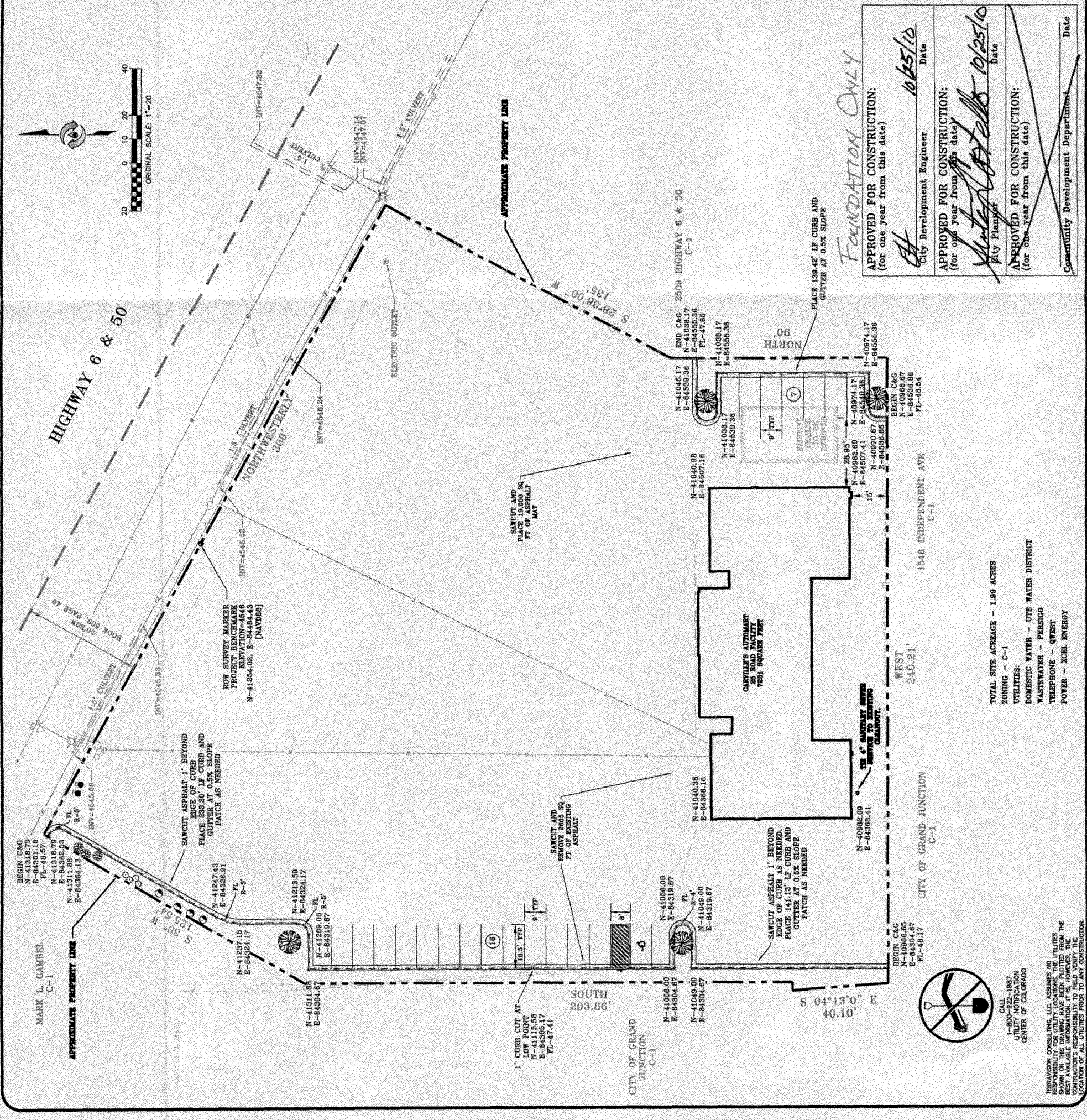
DATE	13 OCTOBER 2010
SCALE	1"=20'
SHEET NO.	1 OF 2
JOB NUMBER	10-16
DRAWN BY	
CHECKED BY	
APPROVED BY	

**CARVILLE'S AUTOMART  
25 ROAD FACILITY  
SITE & UTILITY PLAN**

LEGEND	
PROPERTY LINE	---
ROW LINE	---
PROPOSED CURB AND GUTTER	---
PROPOSED SEWER SERVICE	---
EXISTING EDGE OF ASPHALT	---
EXISTING SEWERLINE	---
EXISTING TELEPHONE	---
EXISTING OVERHEAD POWER	---
EXISTING FENCE	---
BENCHMARK	◆

**GENERAL NOTES:**

- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF GRAND JUNCTION, STANDARD SPECIFICATIONS FOR UTILITIES AND UTILITIES, ENGINEERING DIVISION, STANDARD SPECIFICATIONS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, MOST CURRENT EDITION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF GRAND JUNCTION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY OF GRAND JUNCTION'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF GRAND JUNCTION 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS REQUIRED TO PERFORM CONSTRUCTION WITHIN CITY RIGHT-OF-WAY.
- NOTES GIVEN HERE SHALL APPLY TO ALL SHEETS.
- INSTALLATION OF NEW IMPROVEMENTS INCLUDING MATERIALS, CONSTRUCTION, AND TESTING, SHALL BE IN STRICT ACCORDANCE WITH THE LATEST STANDARDS AND REQUIREMENTS ADOPTED BY THE ENTITY OR AGENCY ACCEPTING THE IMPROVEMENTS. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL STANDARDS AND REQUIREMENTS PRIOR TO CONSTRUCTION, AND SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT ALL NEW IMPROVEMENTS ARE IN COMPLIANCE.
- UNLESS OTHERWISE AGREED TO BY THE PROJECT OWNER, THE CONTRACTOR SHALL WARRANT ALL WORK IN ACCORDANCE WITH THE WARRANTY SPECIFIED BY THE ENTITY OR AGENCY ACCEPTING THE IMPROVEMENTS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF SITE CONDITIONS ARE ENCOUNTERED WHICH ARE DIFFERENT THAN AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND CONDITIONS WARRANT A CHANGE IN DESIGN FROM THAT SHOWN ON THESE DRAWINGS.
- PRIOR TO BEGINNING INSTALLATION OF NEW UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL EXCAVATE (POTHOLE) EXISTING UTILITIES AT ALL CROSSING POINTS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES TO ENSURE THAT THE CROSSING CAN BE MADE AS SHOWN ON THESE DRAWINGS.
- SUBSURFACE INFORMATION IS NOT SHOWN ON THESE DRAWINGS. IT IS THE BIDDER'S/CONTRACTOR'S RESPONSIBILITY TO INQUIRE OF THE ENGINEER AND/OR PROJECT OWNER IF SUBSURFACE INFORMATION IS AVAILABLE, AND TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING, AND TO MAKE HIS OWN DETERMINATION AS TO ALL SUBSURFACE CONDITIONS.
- THE TYPE AND LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF EXISTING UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. THE CONTRACTOR SHALL CALL THE LOCAL UTILITY LOCATION CENTER TO REQUEST EXACT FIELD LOCATIONS OF EXISTING UTILITIES AT LEAST 48-HOURS BEFORE EXCAVATION.
- NO CONSTRUCTION WORK SHALL BE PERFORMED OUTSIDE OF THE PROJECT OWNER'S PROPERTY BOUNDARY EXCEPT WITHIN CONSTRUCTION EASEMENTS, PERPETUAL EASEMENTS, AND RIGHT-OF-WAY SHOWN ON THESE DRAWINGS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN LEGAL PERMISSION TO OCCUPY PROPERTY OTHER THAN THE PROJECT SITE IF THE CONTRACTOR DETERMINES THAT ACCESS IS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS NECESSARY FOR WORKING IN THE PUBLIC RIGHT-OF-WAY, ALL ROAD CUTS AND CONSTRUCTION ACTIVITIES WITHIN EXISTING ROAD RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCY CONTROLLING THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL FOR ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY OF GRAND JUNCTION TRAFFIC CONTROL SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND PREPARING AND IMPLEMENTING A TRAFFIC CONTROL PLAN WHEN REQUIRED.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION WORK IS ACCOMPLISHED IN ACCORDANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL QUANTITIES SHOWN ON THESE DRAWINGS ARE ESTIMATES PROVIDED AS AN AID TO BIDDER/CONTRACTOR ONLY. BIDDER/CONTRACTOR SHALL BE RESPONSIBLE FOR SCALING DRAWINGS TO VERIFY QUANTITIES PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND PERMITTING THE STORM WATER MANAGEMENT PLAN FOR DISCHARGE TO THE CITY OF GRAND JUNCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING AND MAILING THE APPLICATION, PAYING THE PERMIT FEE, PREPARING THE PLAN, IMPLEMENTING THE PLAN, PERFORMING INSPECTIONS AS REQUIRED AND PERFORMING ALL REQUIRED CLOSE-OUT ACTIVITIES. CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT/WATER QUALITY CONTROL DIVISION AT (303) 692-3000 FOR INFORMATION REGARDING THE STORM WATER MANAGEMENT PLAN PROGRAM.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT WATER SERVICE LINES AND FIRE HYDRANT LEADS MEET THE MINIMUM BURIAL DEPTH ESTABLISHED BY THE ACCEPTING AGENCY FOR INSTALLATIONS CROSSING UNDERNEATH BORROW DITCHES, DRAINAGE DITCHES, DRAINAGE STALES, AND CANALS.
- ALL MATERIALS SHALL BE HANDED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



**FOUNDATION ONLY**

APPROVED FOR CONSTRUCTION:  
(for one year from this date)

City Development Engineer  
Date: 10/25/10

APPROVED FOR CONSTRUCTION:  
(for one year from this date)

City Planner  
Date: 10/25/10

APPROVED FOR CONSTRUCTION:  
(for one year from this date)

Community Development Department  
Date

TOTAL SITE AREA - 1.99 ACRES  
ZONING - C-1  
UTILITIES:  
DOMESTIC WATER - UTE WATER DISTRICT  
WASTEWATER - PERISGO  
TELEPHONE - QWEST  
POWER - XCEL ENERGY

CALL 1-800-822-1987  
UTILITY NOTIFICATION  
CENTER OF COLORADO

THIS DRAWING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE MOST AVAILABLE INFORMATION. IT IS HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.