

PCN-2011-1134

Planning \$ <u>Pd.</u>	Drain \$ <u>N/A</u>
TCP \$ <u>No Additional</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>N/A</u>	

dg Permit No.
File # <u>SPN-2010-246</u>

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS 2322 I-70 Frontage Rd

SUBDIVISION Appleton West

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

OWNER Wagner Equipment CO

ADDRESS 18000 E. Smith St.

CITY/STATE/ZIP Aurora, CO 80011

APPLICANT ~~Kevin Demeroy~~ Mike Quirk

ADDRESS 18000 E. Smith St.

CITY/STATE/ZIP Aurora, CO 80011

TELEPHONE 303-739-3028

TAX SCHEDULE NO. 2701-322-07-002

SQ. FT. OF EXISTING BLDG(S) 74,576 & 17,000

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 3,200

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

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3  
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) commercial

DESCRIPTION OF WORK & INTENDED USE: Build a  
3,200 cover-all structure

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 _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>25'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>no additional</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>50'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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 Mike Quirk VP Date 10/18/10

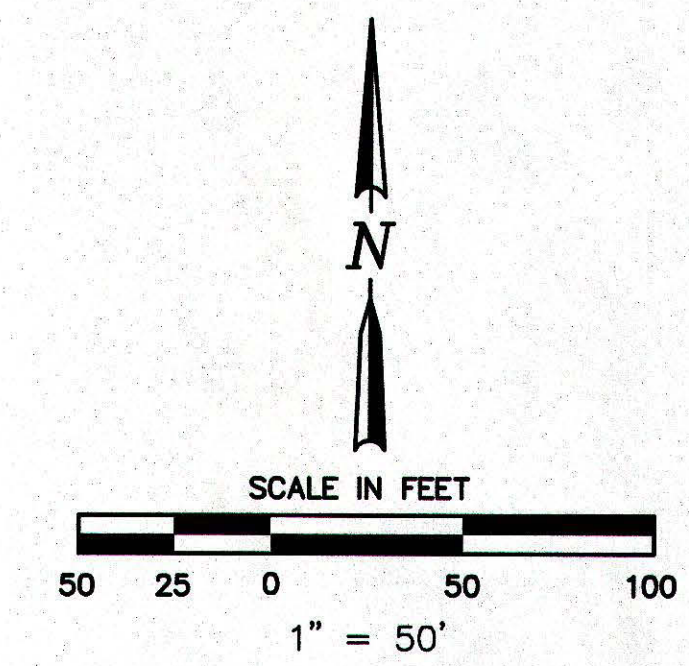
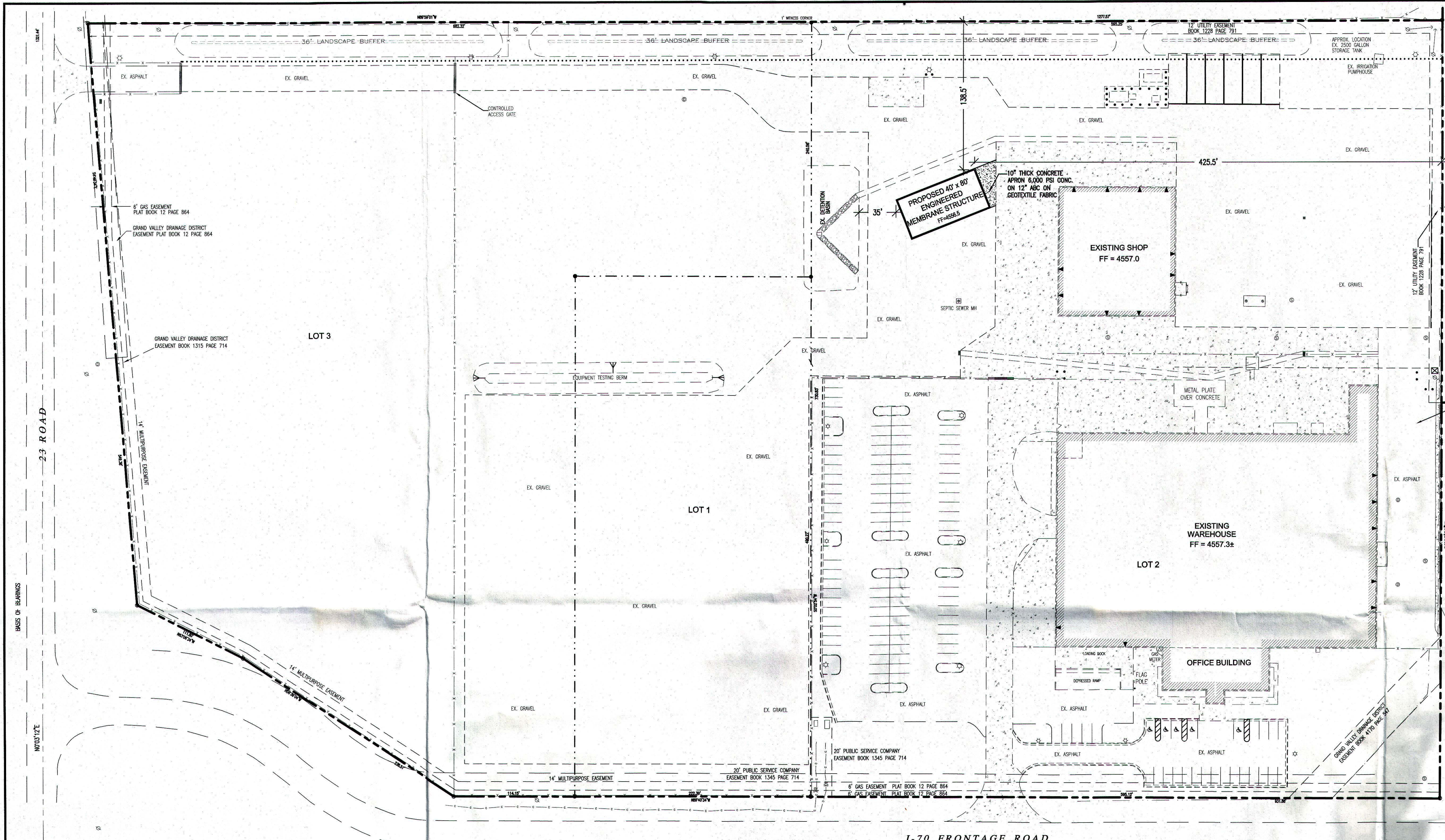
Planning Approval Jean U. Bowers Date Dec. 1, 2010

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>no water no sewer</u>
Utility Accounting <u>Dissemination</u>			Date <u>12-8-10</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)





**LEGEND**

	EX. PROPERTY LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EASEMENT LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	LANDSCAPE BUFFER
	EXISTING ELECTRICAL LINE
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING STORM DRAIN
	EXISTING WATER LINE
	EXISTING FENCE
	EXISTING CONCRETE

**VORTEX ENGINEERING ARCHITECTURE, INC.**  
 CONSULTING ENGINEERS & SITE PLANNERS  
 PROJECT MANAGERS  
 CIVIL & CONSULTING ENGINEERS / ARCHITECTS

2304 Patterson Road, Suite 201  
 Grand Junction, CO 81505  
 Phone: (970) 245-9051  
 Fax: (970) 245-7639

**R.W. JONES II**  
 PROFESSIONAL ENGINEER

COLORADO LICENSE No. 3799  
 ARIZONA LICENSE No. 4884  
 HAWAII LICENSE No. PE0006-C  
 PENNSYLVANIA LICENSE No. PE077662  
 UTAH LICENSE No. 78040-200  
 VIRGINIA LICENSE No. 0402 037400

**LES CRAWFORD**  
 PROFESSIONAL ENGINEER

COLORADO LICENSE No. 31480  
 WYOMING LICENSE No. 5883  
 MONTANA LICENSE No. 6940

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**PRELIMINARY**

REV. #	DATE	BY	COMMENT

**UTILITY PROVIDERS INFORMATION**

UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-256-4047
STORM SEWER	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7481
ELECTRICITY	GRAND VALLEY POWER	970-242-0040
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	QWEST COMMUNICATIONS	800-603-6000
CABLE TELEVISION	BRESNAN COMMUNICATIONS	970-245-8750

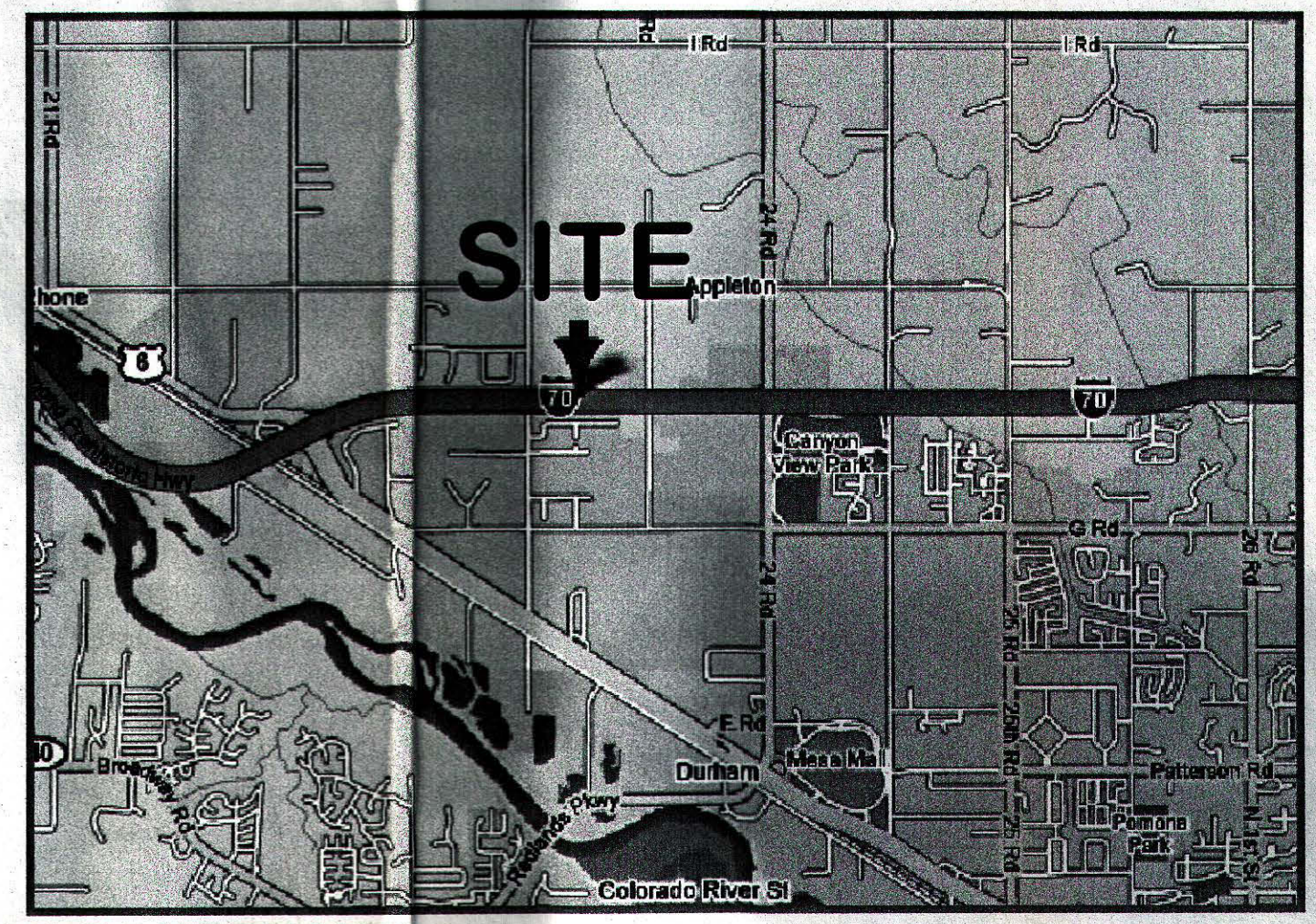
- NOTES:**
- THIS SITE PLAN REFERENCES: A TOPOGRAPHIC & BOUNDARY SURVEY COMPLETED BY POLARIS SURVEYING, INC. DATED: 1/04/07
  - EXISTING USE = COMMERCIAL
  - PROPOSED USE = COMMERCIAL
  - WATER SERVICE = PUBLIC
  - ELECTRIC SERVICE = PUBLIC
  - SEWER SERVICE = PUBLIC
  - PROPERTY ZONED = I-1 (LIGHT INDUSTRIAL)
  - PROPERTY OWNER/APPLICANT: WAGNER EQUIPMENT CO.  
18000 SMITH RD.  
AURORA, CO 80011
  - PROPERTY ADDRESS:  
2322 I-70 FRONTAGE ROAD  
GRAND JUNCTION, CO
  - PROPERTY AREA: 883,739.94 S.F. (20.29 AC.)
  - PARKING SPACES REQUIRED:  
OFFICE FACILITY = 4,775 S.F. - 1 SPACE/300 S.F. = 16 SPACES  
WAREHOUSE = 3,000 S.F. - 1 SPACE/1000 S.F. = 83 SPACES
  - PARKING SPACES REQUIRED:  
ACCESSORY STRUCTURE = 3,200 S.F. - 1 SPACE/3000 S.F. = 3 SPACES  
TOTAL PARKING SPACES REQUIRED = 102 SPACES
  - PARKING SPACES PROVIDED = 116
  - IMPERVIOUS AREA ONSITE = 315,397.04 S.F.  
PERVIOUS AREA ONSITE = 568,342.90 S.F.  
TOTAL SITE AREA = 883,739.94 S.F.  
% PERVIOUS AREA OF TOTAL SITE = 64.31% (NO CHANGES WITH THIS APPLICATION)
  - THIS SITE PLAN IS THE SOLE PROPERTY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I.
  - ALL FACILITIES AND SITE PLAN FEATURES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE, AND FEDERAL SPECIFICATIONS AND STANDARD DETAILS.
  - THERE ARE NO ACCESS POINTS ON THE SOUTH SIDE OF I-70 FRONTAGE ROAD OR THE WEST SIDE OF 23 ROAD (OPPOSITE OF THIS SITE).

ACCEPTED *R.W. Jones* 12/6/10  
 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.

**ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE**

ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS.

*Engle* 12/6/10  
 CITY OF GRAND JUNCTION DEVELOPMENT ENGINEERING DATE



**LOCATION MAP**  
N.T.S.

**Site Plan**  
**Wagner-Coverall Addition**  
 2322 I-70 Frontage Road  
 Grand Junction, Colorado

SCALE: 1" = 50' DATE: 09/30/10 DRAWN BY: kdf  
 CHECKED BY: RWJII PROJECT NO: F10-089  
 wagner-coverall.dwg