

Planning \$	Drainage \$
TCP \$	School Impact \$
Inspection \$	

Bldg Permit No.
File # <u>SPR-2010-027</u>

866-0

### PLANNING CLEARANCE

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

BUILDING ADDRESS 333 West Ave. Bldg C7  
 SUBDIVISION 2945-153-00-941  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. \_\_\_\_\_  
 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 3200

OWNER CITY OF GRAND JUNCTION  
 ADDRESS 250 N. 5<sup>TH</sup> STREET  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81501

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

APPLICANT CITY OF G.J. / Jim Stewart  
 ADDRESS 250 N. 5<sup>TH</sup> ST.  
 CITY/STATE/ZIP GRAND JUNCTION, CO. 81501  
 TELEPHONE 244-1569

USE OF ALL EXISTING BLDG(S) \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE: CONSTRUCTION OF STEEL BUILDING FOR CARDBOARD RECYCLING PROCESSING

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 <input type="checkbox"/>
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>10</u>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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 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.

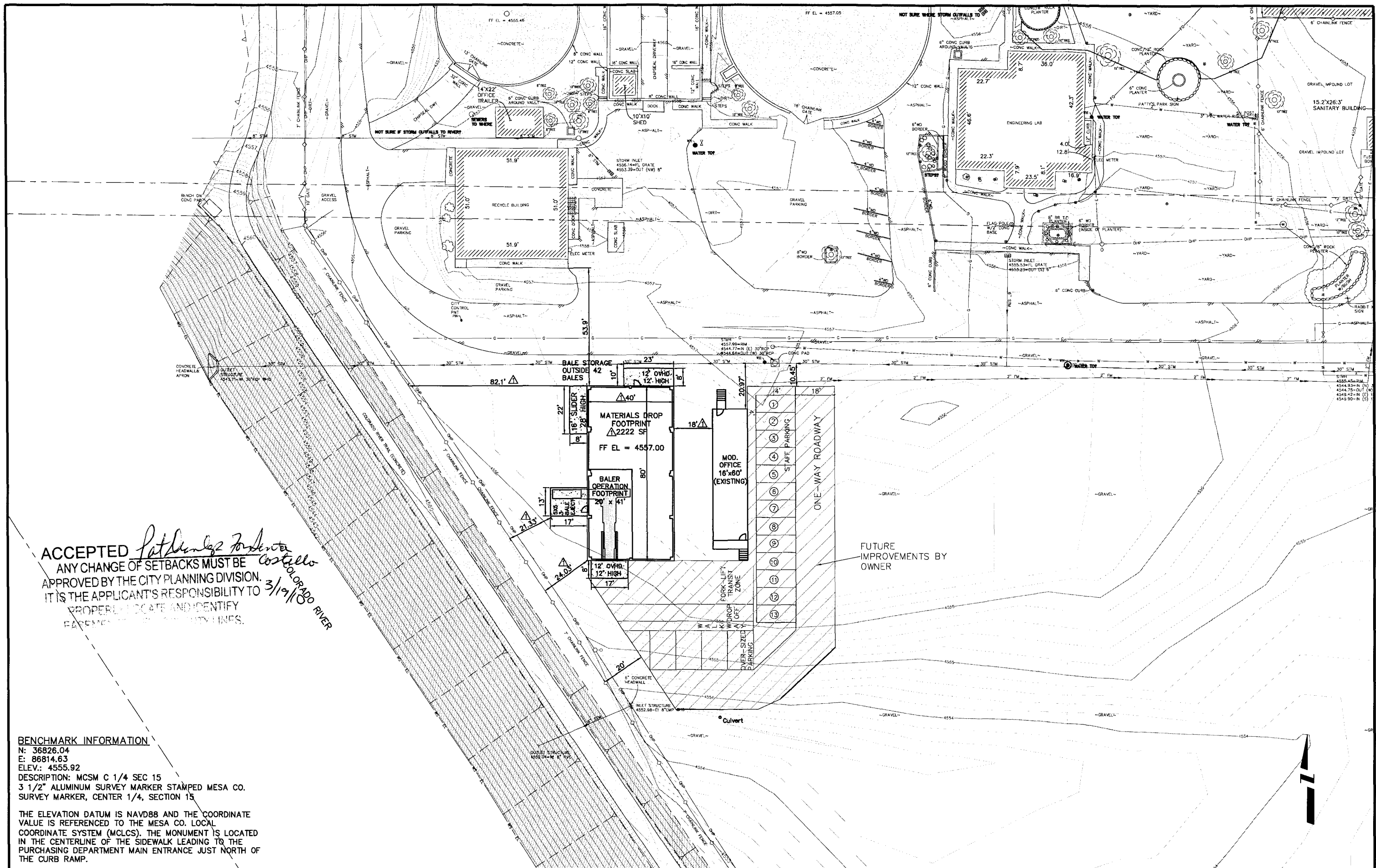
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature James W. Stewart Date 3/19/10  
 Planning Approval Antonia Mastello Date 3/19/10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Bedgony</u>
Utility Accounting <u>[Signature]</u>			Date <u>3-19-10</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)

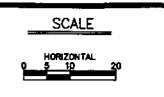


ACCEPTED *Patricia J. Foster*  
*Costello*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. 3/17/10 COLORADO RIVER

**BENCHMARK INFORMATION**  
 N: 36826.04  
 E: 86814.63  
 ELEV.: 4555.92  
 DESCRIPTION: MCSM C 1/4 SEC 15  
 3 1/2" ALUMINUM SURVEY MARKER STAMPED MESA CO.  
 SURVEY MARKER, CENTER 1/4, SECTION 15

THE ELEVATION DATUM IS NAVD88 AND THE COORDINATE VALUE IS REFERENCED TO THE MESA CO. LOCAL COORDINATE SYSTEM (MCLCS). THE MONUMENT IS LOCATED IN THE CENTERLINE OF THE SIDEWALK LEADING TO THE PURCHASING DEPARTMENT MAIN ENTRANCE JUST NORTH OF THE CURB RAMP.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION A	BUILDING DIMENSION REVISIONS	3-18-10	SLC/JAH	12/31/09
REVISION B			EH	12/31/09
REVISION C				
REVISION D				



PUBLIC WORKS AND UTILITIES ENGINEERING DIVISION

RECYCLING CENTER BUILDING EXPANSION SITE PLAN