

# Gladstone

MICHIGAN

## Zoning Land Use Application

Any land use within the city shall not be commenced or changed, and no structure shall be erected or enlarged, until the person conducting such use or erecting or enlarging such structure has obtained a zoning compliance permit from the zoning administrator.

The permit fee payment is required prior to the Zoning Administrator's review and can be found in the current fiscal year fee schedule.

### Applicant Information

*\*If submitting on behalf of an owner, please complete a Letter of Authorization.*

Name of Applicant/Company: Bradfield Excavating  
Phone Number: 906-630-7204 Email: P Bradfield@yahoo.com

Is the applicant the owner of the property?  Yes  No

### Property Owner Information (If Different)

Property Owner's Name CRM  
Phone Number: 906-428-2906 Email: \_\_\_\_\_  
Mailing Address: 202 Delta Ave Gladstone

Please indicate the type of property:  Corner Lot  Interior Lot

### Property Information

Property Address: 202 Delta Ave <sup>PW</sup>  
Legal Description of Property: See attachment. <sup>PW</sup>

Zoning District: I-2 <sup>PW</sup> Lot Size (Square Feet): 11 acres  
Lot Length (Feet): \_\_\_\_\_ Lot Width (Feet): \_\_\_\_\_  
How many buildings currently exist on the property? 4

What is the square footage of the existing buildings/structures on the property? (List all that apply.)

Building/Structure Description:

Square Footage:

66 X 40 (2640 sq ft)

40 X 40 (1600 sq ft)

40 X 40 (1600 sq ft)

30 X 15 (450 sq ft)

Is the property in a 100-year flood plain?  Yes  No

**New Construction Information**

Are you proposing a new building or an addition to an existing structure?  Addition  New Build

Please indicate which proposed use best describes the project for which you are applying:

- Commercial Building
- Home (Two-Family)
- Mobile Home
- Garage
- Home (Multi-Family)
- Other office
- Home (Single-Family)
- Shed

What are the dimensions of the proposed build or addition in feet?

Length: 14' 8" Width: 12' 8" Height: 12' to peak Existing

Type of Roof on Proposed Structure:

- Flat
- Gable
- Gambrel
- Hip
- Mansard

How far is the new construction from the property lines (in feet)?

Front Setback: \_\_\_\_\_ Side Setback (1): \_\_\_\_\_ Side Setback (2): \_\_\_\_\_ Rear Setback: \_\_\_\_\_

What is the estimated value of new construction? \$ 90,000

**Garage & Shed Information**

If the proposed build includes a garage or shed, please complete the information below:

Is the garage or shed attached or detached to another structure?  Attached  Detached  Not Applicable

If another structure exists on the property, what is the distance (in feet) between the proposed structure and the nearest existing building? will not be 10' Addition on office

To your knowledge, does the property currently have any approved variances, nonconforming uses, special land uses, or agreements with the City of Gladstone?  Yes  No

If yes, please provide the details (you may attach additional documentation): \_\_\_\_\_

Are there any public right-of-ways, easements abandoned/vacated alleys, or conditions that exist on the property?  Yes  No

If yes, please provide the details (you may attach additional documentation): \_\_\_\_\_

**\*TAKE NOTE: It is the property owner's responsibility to determine where the property lines are and/or any restrictions of development that exist with the property.**

Please attach a site plan showing the location of all existing and proposed buildings, driveways, hedges and fences, public streets and alleys in accordance with the City of Gladstone's Code of Ordinances, Section 30-509. Further clarification can be found on the following page.

We, the undersigned owner/agent of the above-described property hereby apply to you for a Zoning Land Use Permit with a sketch drawn to scale, showing actual dimensions and shape of the lot, exact sizes, and locations of existing buildings on the lot and locations and dimensions of the proposed buildings or alterations. The property owner(s) shall verify any existing easement(s) and/or right-of-way(s). The applicant certifies the information submitted is accurate. The applicant states that he/she has the property owner's authority to execute this agreement and permit. Any certificate issued upon a false statement of any fact which is material to the issuance hereof, shall be void. All questions must be answered.

Submitted By (Please Print): Pete Bradfield

Signature: Pete Bradfield Date: 10-1-25

**SITE PLAN CHECKLIST**

Before you submit your application, please ensure all the items below are included in your site plan. Incomplete site plans will slow down the review of your application. Note that additional information may be required by the Zoning Administrator.

**Dimensions & Location:** Include distances from property lines, distances between buildings, building height, number of stories, and required setbacks

- ✓ Lot & Property Lines
- ✓ Existing Structures to be *Removed*
- ✓ Existing Structures to *Remain*
- ✓ Proposed Structures to *be Added*
- ✓ Setback Measurements to Each Structure

**Driveways & Parking Areas:** Location and layout of all existing and proposed driveways and/or parking areas

- ✓ Drainage
- ✓ Number of Parking Spaces
- ✓ Parking Angles
- ✓ Snow Storage Areas
- ✓ Space and Aisle Dimensions

**Reference Points:**

- ✓ Abutting Streets (Labeled)
- ✓ Alleyways
- ✓ Easements
- ✓ Fencing & Hedges (Both New and Proposed)
- ✓ Right-of-Way(s)
- ✓ Scale with North Arrow
- ✓ Sidewalks
- ✓ Signage
- ✓ Relationship to Neighboring Properties
- ✓ Trash Collection Areas

**OFFICE USE ONLY**

Approved  Denied Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

Zoning Administrator Notes: \_\_\_\_\_

\_\_\_\_\_

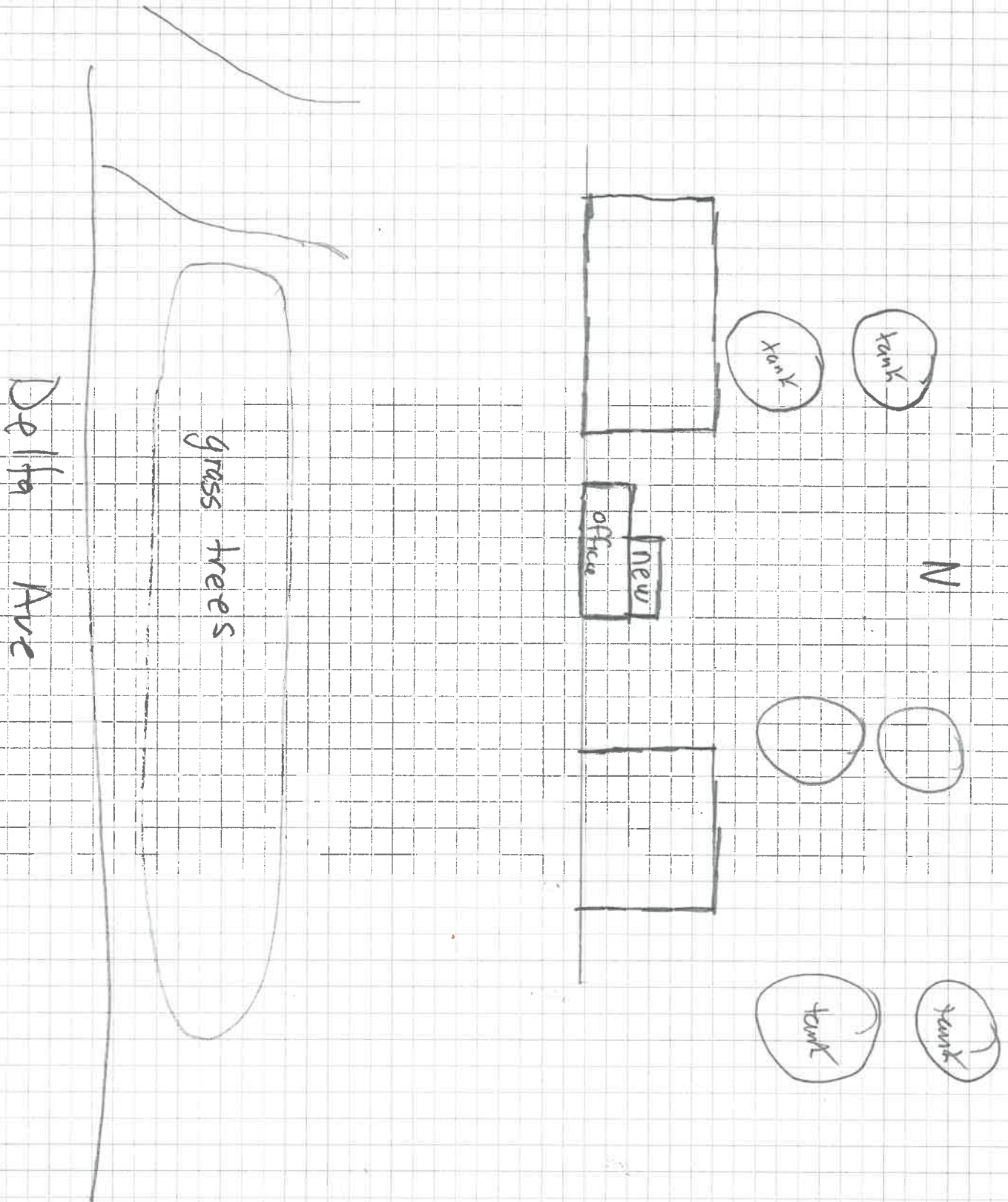
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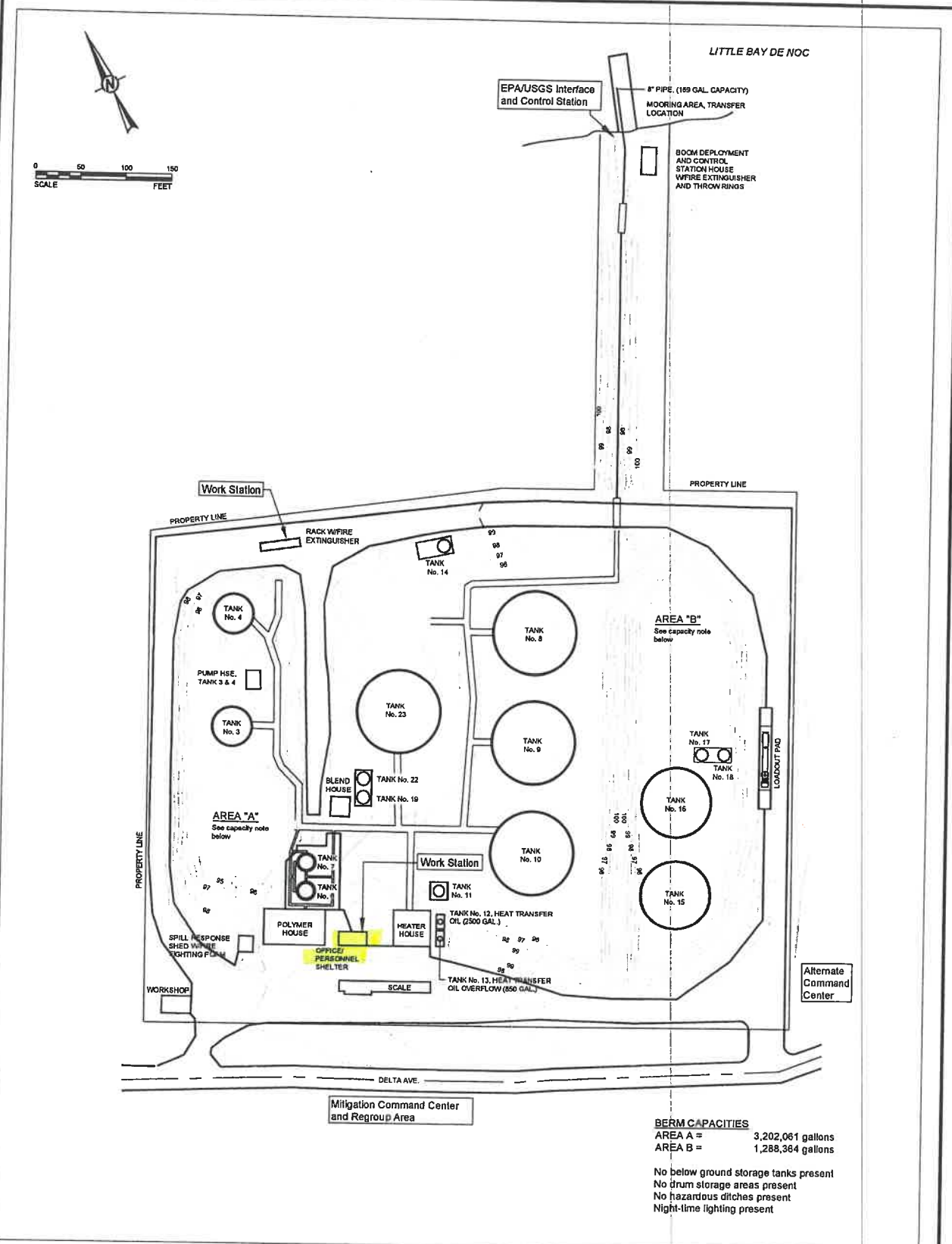
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\_\_\_\_\_

# Site Plan Drawing





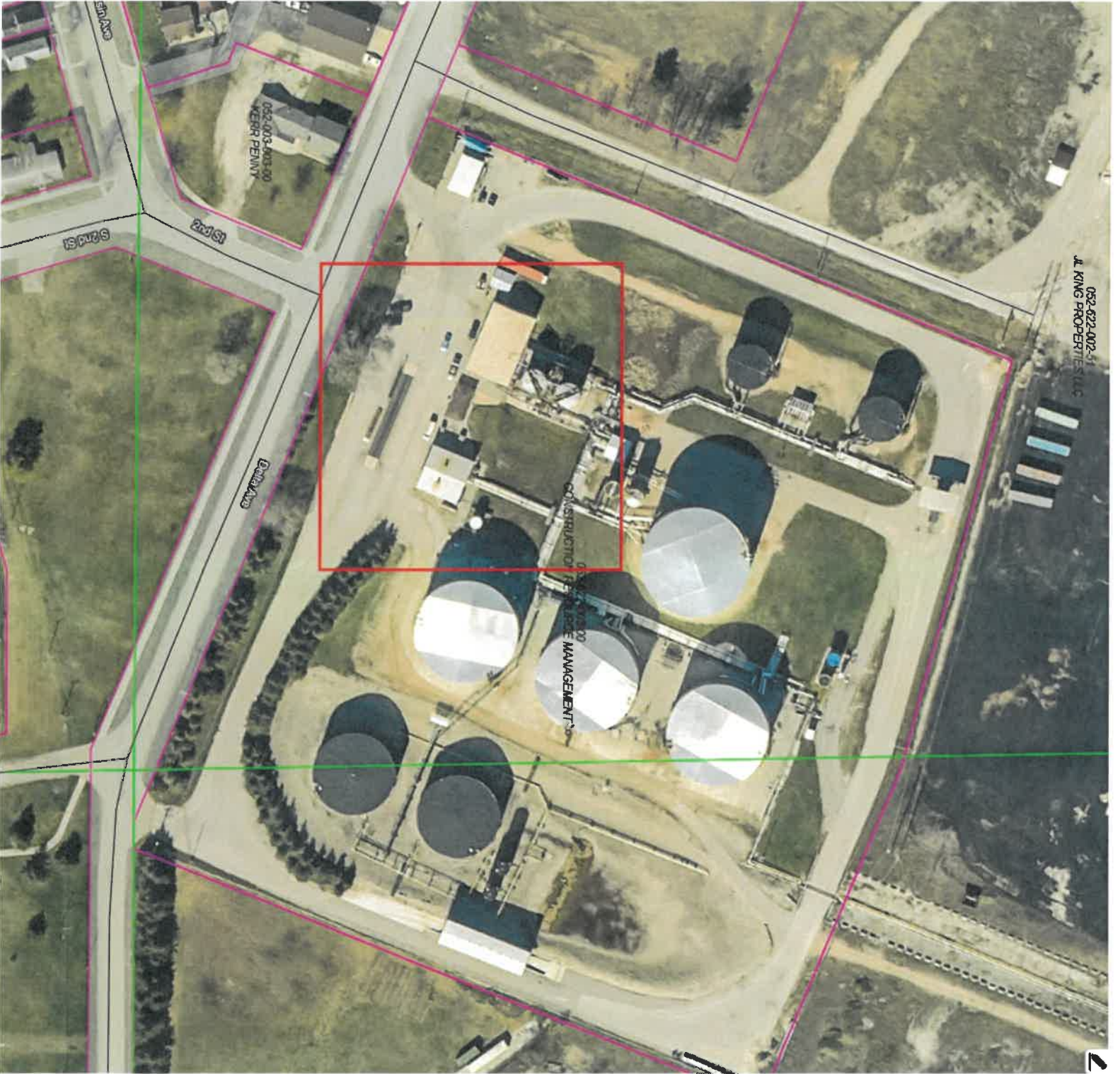
**BERM CAPACITIES**  
 AREA A = 3,202,061 gallons  
 AREA B = 1,288,384 gallons

No below ground storage tanks present  
 No drum storage areas present  
 No hazardous ditches present  
 Night-time lighting present

REV	DATE	REVISION DESCRIPTION	DES	CADD	CHK	REV	
<b>PROJECT: CONSTRUCTION RESOURCES MANAGEMENT                  ASPHALT TERMINAL                  GLADSTONE, MICHIGAN</b>							
<b>TITLE: SITE PLAN</b>							
PROJECT No.	1008750	FILE No.	EPA-SITE PLAN-2018				
DESIGN	TJD	03-15-18	SCALE	1"=100'			
CADD	TJD	03-15-18					
CHECK	GJD	03-15-18					
REVIEW	MJV	03-15-18					



**FIGURE 1**



052-003-4003-00  
WEBER PENNY

5th St

3rd St

Dana Ave

052-003-4003-00  
CONSULTING RESOURCE MANAGEMENT

052-022-002-51  
J. KING PROPERTIES LLC

GC 22 0/2 GL2-1 SEC 22 T40N R22W BEG AT A PNT ON S LN OF GL#2 2637' E OF W 1/4 COR OF SEC 22; TH N 22\*37'41" E 390.54'; TH N33\*39'09"W 391.14'; TH N 74\*57'W 379.15'; TH S 22\*41' W 565.62'; TH S 67\*19' E 680' TO POB 8.49 ACRES M/L

GC 22 0/2 GL2 SEC 22 T40N R22W PARCEL B: FROM SW COR OF GL#2 OF SEC 22 S 89\*42' 49" E ALG S LN OF GL#2 1734.08'; TH N 33\*39'09" W 435.26' TO POB; TH CONT N 33\* 39'09" W 390.94'; TH S 67\*21'29" E PARL WITH N ROW LN OF DELTA AVE 325.23'; TH S 22\* 38'31" W 216.94'TO POB 0.81 A M/L

#### EASEMENT C

AN ESMNT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING STRIP OF LAND TO THE DOCK; FROM SW COR OF GL#2 OF SEC 22; S 89\*42'49" E ALG S LN OF GL#2 1734.08' TH N 33\*39'09" W 826.20'; TH S 67\*21'29" E PARL WITH N ROW LN OF DELTA AVE 106.06' TO POB OF THE EASEMENT DESCRIBED AS, TH CONT S 67\*21'29" E PARL WITH ROW LN 75'; TH N 22\*38'31" E 414' M/L TO SHORE OF LITTLE BAY DE NOC; TH W'RLY ALG SHORE TO A PNT THAT IS N 22\*38'31" E FROM POB; TH S 22\*38'31" W 398' M/L TO POB.

#### EASEMENT D

AN ESMNT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING STRIP OF LAND; FROM SW COR OF GL#2 OF SEC 22; S 89\*42'49" E ALG S LN OF GL#2 1319.51' TO CTR 1/4 COR OF SEC 22 AND POB OF ESMNT DESCRIBED; TH CONT S 89\*42'49" E ALG S LN 23.05'; TH N 22\*38'31" E 21.23'; TH N 67\*21'29" W PARL WITH N ROW LN OF DELTA AVE 40'; TH S 22 \*38'31" W 30' TO N ROW LN; TH S 67\*21'29" E ALG N ROW LN 18.68' TO POB.

#### EASEMENT E

AN ESMNT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING STRIP OF LAND; FROM SW COR OF GL#2 OF SEC 22; S 89\*42'49" E ALG S LN OF GL#2 1319.51' TO CTR 1/4 COR OF SEC 22; TH N 67\*21'29" W ALG N ROW LN OF DELTA AVE 600.30' TO POB OF THE EASEMENT DESCRIBED AS; TH CONT N 67\*21' 29" W ALG N ROW LN 33.77'; TH N 49\*57'57" E 33.77'; TH S 67\*21'29" E PARL WITH N ROW LN 33.77'; TH S 49\*57'57" W 33.77' TO POB.

IDD#3 OF 2013

