

Planning \$ <u>PAID</u>	Drainage \$ <u>/</u>
TCP \$ <u>/</u>	School Impact \$ <u>/</u>

BLDG PERMIT NO.
FILE # <u>GRD-2008-020</u>

12

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>25 1/2 ROAD behind WALMART</u>	TAX SCHEDULE NO. <u>2945-152-00-006</u>
SUBDIVISION _____	SQ. FT. OF EXISTING BLDG(S) _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____
OWNER <u>HARBERT Investment Co</u>	<b>MULTI-FAMILY:</b> NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION
ADDRESS <u>2354 Western View Rd</u>	
CITY/STATE/ZIP <u>GRAND Junction, CO 81503</u>	NO. OF BLDGS ON PARCEL BEFORE _____ AFTER _____ CONSTRUCTION
APPLICANT <u>Kent Harbert</u>	USE OF ALL EXISTING BLDG(S) _____
ADDRESS _____	DESCRIPTION OF WORK & INTENDED USE: <u>GRADING Permit Only</u>
CITY/STATE/ZIP _____	
TELEPHONE <u>244-1445</u>	

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT _____	
MAX. COVERAGE OF LOT BY STRUCTURES _____	

GRADING Permit Only

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 <u>Kent Harbert</u>	Date <u>4/7/08</u>
Department Approval <u>[Signature]</u>	Date <u>7 April 08</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	GRADING PERMIT ONLY		Date

**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)



**NOTE:**  
 AT THE TIME OF THIS SUBMITTAL DETAILS FOR STORM WATER DISCHARGE/RETENT/INFILTRATION OPTIONS HAVE NOT BEEN DETERMINED. THE RIMROCK PLAZA DEVELOPER IS RESPONSIBLE FOR OBTAINING A STORM WATER MANAGEMENT PLAN INITIATED ON THE COPPER STORM WATER DISCHARGE PERMIT AND THE STORM WATER MANAGEMENT PLAN IS BEING ASSEMBLED. THIS WORK WILL BE INCLUDED IN THE PRELIMINARY SUBMITTAL.

**GRADING NOTES:**

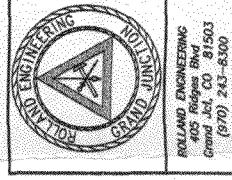
1. THIS SITE IS VACANT AND HAS MINIMAL GROUND COVER. THE ONLY VEGETATION IS IN THE NORTH WEST CORNER AND WILL REQUIRE SOME CLEARING TO CONSTRUCT THE RUNOFF CONTROL BERM AND DITCH.
2. CONTRACTOR TO INSURE THAT TOP OF BERM IS HIGHER THAN SURROUNDING GROUND ELEVATIONS. AT THE ADJACENT PROPERTY LINE BY A MINIMUM OF 12".
3. THE TOP OF BERM ELEVATION IN THE NORTH WEST CORNER SHALL BE SET AT 4552.0.
4. CONTRACTOR TO INSURE THAT THE FLOWLINE OF THE DRAINAGE SWALES HAVE POSITIVE FLOWS TO THE NORTH WEST.
5. PRE-CONSTRUCTION SEQUENCE:  
 A. CLEAR & GRUB TO PROVIDE SUFFICIENT AREA TO INSTALL BERM AND SWALE.  
 B. INSTALL BERM AND SWALE AS PER DETAIL AND INSURE REQUIRED BERM ELEVATIONS.
6. PLACE STOCKPILED FILL MATERIAL AS DIRECTED BY OWNER.

**EXISTING UTILITIES**

EXISTING XCEL ENERGY GAS AND ELECTRICITY CONDUITS ARE LOCATED UNDERGROUND IN THE MULTI-PURPOSE EASEMENT ON THE WEST SIDE OF 25 1/2 ROAD.  
 EXISTING CITY OF GRAND JUNCTION SEWER IS LOCATED ON THE EAST SIDE OF 25 1/2 ROAD.  
 CITY OF GRAND JUNCTION WATER STUB OUT IS LOCATED IN THE PAVEMENT OF 25 1/2 ROAD ADJACENT THE SOUTH LINE OF THE PARCEL.

**BENCHMARK**  
 NGS BENCHMARK K128  
 ELEVATION 4550.00 (NW4088)

17 April 2008  
 Grading Permit Approved  
*[Signature]*



File Name: C:\projects\07264\grading permit		Checked	Prof. A7264	Sheet 1
RIMROCK BUSINESS PARK HARBERT INVESTMENT COMPANY CITY GRADING PERMIT APPLICATION PLAN		Drawn	POW	Date 1/31/08
ROLLAND ENGINEERING 405 Rodgers Blvd Grand Junction, CO 81503 (970) 240-8300		Scale	1" = 50'	of 1

