

DATE SUBMITTED: 3/22/91

PERMIT # _____

FEE 210.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2573 Hwy 6150

SQ. FT. OF BLDG: 960

SUBDIVISION: None

SQ. FT. OF LOT: 2+ ACRES

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: -

TAX SCHEDULE NUMBER:
2945-151-00-018

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: ALBINO VENEZAS

USE OF ALL EXISTING BUILDINGS:
NONE

ADDRESS: 5139 H Rd

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
Nursery

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 55' S 0' R 0'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 9

PARKING SPACES REQ'D: 4

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING:
1,068 sq ft. along hwy / 3 trees

SPECIAL CONDITIONS: check drainage with city engineer.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

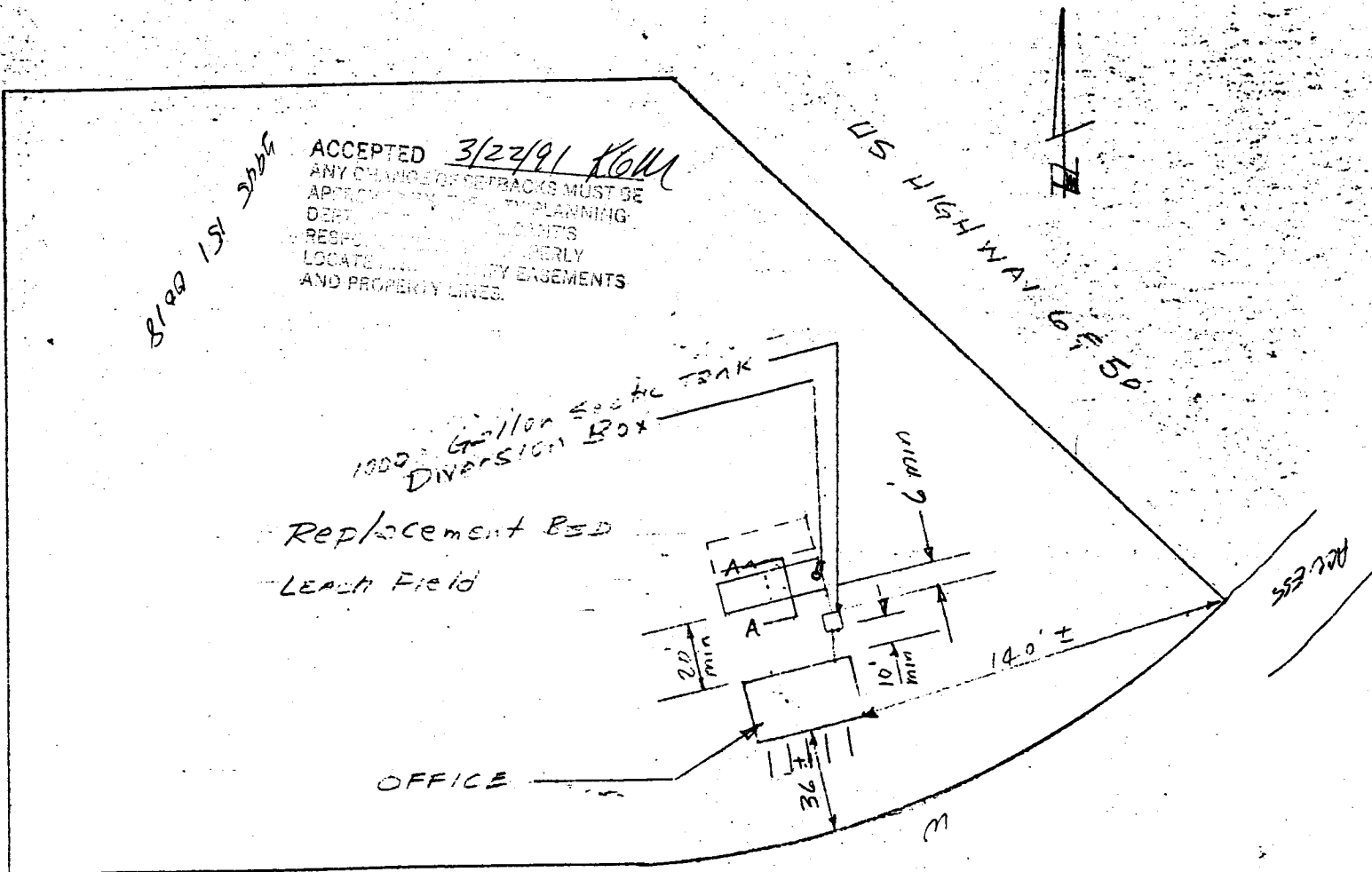
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

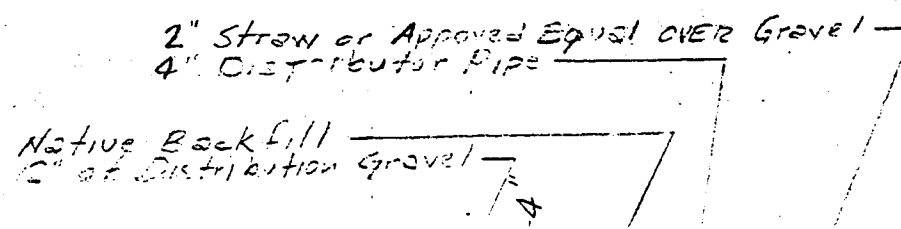
DATE APPROVED: 3/22/91

APPROVED BY: [Signature]

[Signature]
SIGNATURE



STREET
 PLOT PLAN
 SCALE: 1" = 50' ±



- NOTES:
1. ALL CURRENT MESA COUNTY HEALTH DEPARTMENT INSPECTIONS
 2. 24 HOUR NOTICE REQUIRED
 3. THE CONTRACTOR SHALL NOT DO ANY WORK UNTIL THE ENGINEER OR HIS DESIGNER HAS REVIEWED THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTION WORK. FINAL GRADING THE ENGINEER HAS REVIEWED AND BEEN COMPLETED.
 4. THE REQUIRED SETBACK IS 10 FEET FROM THE PROPERTY LINE.
 5. THE DISTRIBUTION PIPE SHALL BE 6 FEET FROM THE DISTRIBUTION BOX.
 6. THE OUTLET FOR THE DISTRIBUTION BOX SHALL BE 6 FEET FROM THE DISTRIBUTION BOX.
 7. A 1000-GALLON SEPTIC TANK IS REQUIRED.
 8. THE DISTRIBUTION PIPE SHALL BE 6 FEET FROM THE SEPTIC TANK.

TYPE OF DESIGN: COMMERCIAL - GRE
 DESIGN PARAMETERS:

A VALUE OF 26 MINUTES PER I.P.E. W.H. TIZER & ASSOCIATES' ON PROPOSED-3 EMPLOYEES AT 35 ASSUME 100 CUSTOMERS/DAY OF 10% WILL USE TOILET FACTOR 10 PEOPLE X 5 GAL/DAY

ASSUME GROWTH RATE OF 100% (OR 6 EMPLOYEES & 200 CUSTOMERS)

$$A = \frac{310 \sqrt{26}}{5} = 3$$

FOR PEAK FLOW, ADD 50%, OR:

$$316 \times 1.5 = 474$$

USE BED 12 FEET WIDE X 20 FEET LONG

SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY SHALL IMPAIR THE LEACH FIELD.
2. THE BUILDING SHALL NOT BE CONSTRUCTED WITHIN THE LEACH FIELD.

81.00 15' 2024

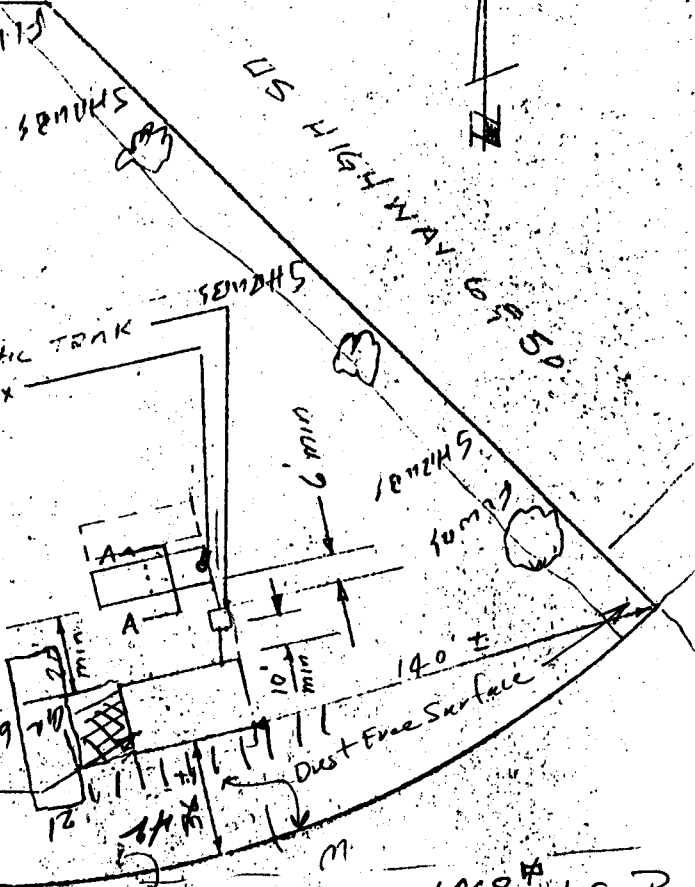
ACCEPTED 3/22/91
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1000 Gallon Septic Tank
DIVERSION BOX

Replacement Bed
Leach Field

D.K. J. D. N. 3-22-91
[Signature]

OFFICE

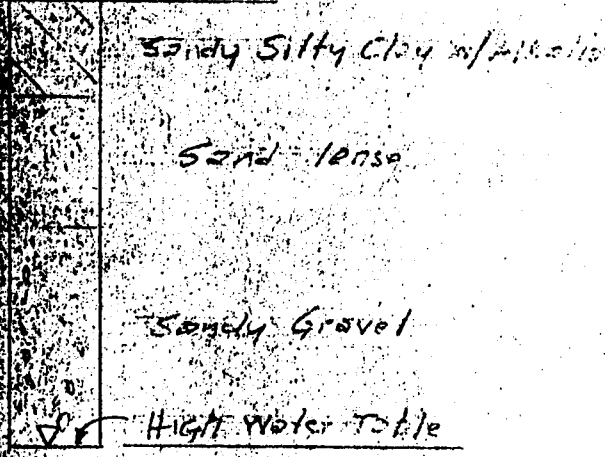
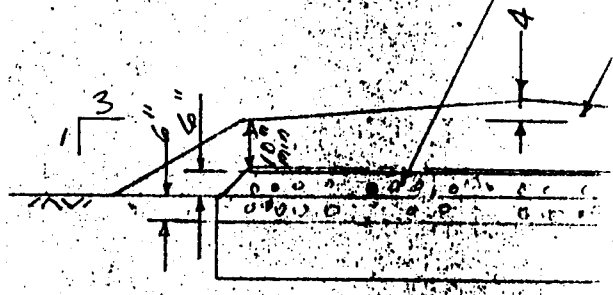


1,068 sq. ft. L.S. Req.
min. 3' Feeds

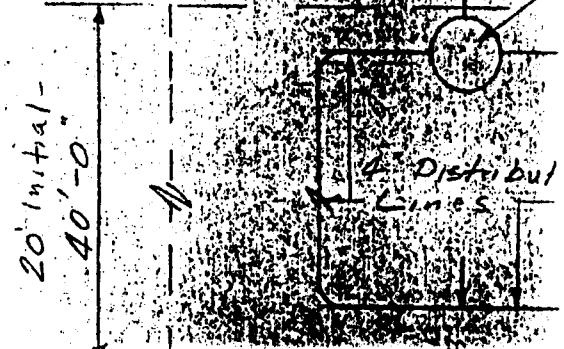
STREET
PLOT PLAN
SCALE: 1" = 50' 1"

2" Straw or Approved Eq.
4" Distributor Pipe

Native Backfill
12" of Distribution Gravel



SOIL LOG
NOT TO SCALE



**COLORADO DEPARTMENT OF HIGHWAYS
STATE HIGHWAY ACCESS PERMIT**

SH No/MP/Side: 70B/4.586/R
Local Jurisdiction: City of Grand
Dist/Section/Patrol: 30211
DOH Permit No: 391027
Permit Fee: \$75.00
Date of Transmittal: 3-19-91

THE PERMITTEE:

Albino Venegas
2429 H Road
Grand Junction, CO 81501

is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the **MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI**. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

LOCATION:

On the south side of I-70 Business Loop, a distance of 3094 feet east from Mile Post 4; 2573 Hwy 6 & 50.

ACCESS TO PROVIDE SERVICE TO:

Nursery (1,200 sf).

OTHER TERMS AND CONDITIONS:

See Attached Sheet.

MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

By (X) Not Required Date _____

Upon the signing of this permit the permittee agrees to be bound and comply with the terms and conditions of this permit herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. The permittee shall notify _____ Dale Gilden _____

with the Colorado Department of Highways in _____ at 262-4126 at least 48 hours prior to commencing construction within the State Highway Right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X) Daryl Phant Date 3/22/91

This permit is not valid until signed by a duly authorized representative of the State Department of Highways.

STATE OF COLORADO DIVISION OF HIGHWAYS
ROBERT L. CLEVELAND, CHIEF ENGINEER

By (X) _____ Date 3-22-91 Title Administrator, Access Committee

PERMIT NO. 391027

- 1 Local ordinance requires a construction permit from City of Grand Junction.
- 2 Driveway shall be constructed * feet wide with * foot radii. Surfacing for driveway approach is required as follows: 12" of class 1 gravel in 1, 12" lifts; 6" of class 6 gravel in 1, 6" lifts.
- 3 Access to main line until frontage road is constructed then access to frontage road.
- 4 No drainage from this site shall enter onto the surface of the highway. All existing drainage structures shall be extended to accommodate all new construction and safety standards.
- 5 Contractor shall follow the applicable construction specifications set for by the Department of Highways in the latest manual Standard Specifications for Road and Bridge Construction. The property owner is responsible for any utilities disrupted by the construction of this driveway and all expenses incurred for repair. Any damage to any existing Highway facilities shall be repaired prior to continuing other work.
- 6 Compaction of sub-grade, embankments and backfill shall comply with Section 203.11 of the Division of Highways Standard Specifications.
- 7 The first 20 feet of the access approach beyond the closest highway lane, including speed change lanes or the distance to the side drain, whichever is greater, shall slope down and away from the highway at a 2% grade to ensure proper drainage control.
- 8 All excavations on Utility lines, culverts, other trenches or tunnels shall meet the requirements of Colorado Department of Highways, OSHA, Colorado Industrial Commission and the Colorado Division of Mines whichever applies.
- 9 The area around the new work shall be well graded to drain, top soiled, fertilized, mulched and reseeded.
- 10 Work shall BEGIN AFTER 8:30 A.M. and all equipment shall be off the roadway BEFORE 3:30 P.M. each day.