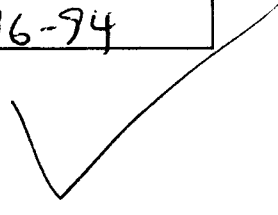


Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>58941</u>
FILE # <u>CUP-96-94</u>

PLANNING CLEARANCE

3021-3695-01-5 (site plan review, multi-family development, non-residential development)
 1.6 EQU (32 CUP LX.05)
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2273 River Road TAX SCHEDULE NO. 2945-061-15-001

SUBDIVISION Smith & Bailey as replatted SQ. FT. OF PROPOSED BLDG(S)/ADDITION 500 B

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 3000 B

(1) OWNER United Companies of mesa County, Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS PO Box 3609

NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE (970) 243 4900

(2) APPLICANT United Companies of mesa County, Inc. USE OF ALL EXISTING BLDGS Redmix plant office

(2) ADDRESS PO Box 3609 Grand St CO 81502

DESCRIPTION OF WORK & INTENDED USE: erection of portable Asphalt Plant - Will Tie INTO SEWER - TRAIL NOT EXCEED 32

(2) TELEPHONE (970) 243 4900

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE I-1 Landscaping / Screening Required: YES _____ NO ✓

SETBACKS: Front AS PER APPROVED PLAN from Property Line (PL) or _____ from center of ROW, whichever is greater

Parking Req'mt NA

Side _____ from PL Rear _____ from PL

Special Conditions: SEE CUP 96-94

Maximum Height _____

AND ANX 96-13

Maximum coverage of lot by structures _____

Census Tract 9 Traffic Zone 8 Annx # RIVER ROAD

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 G.J. 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 Arthur K... United Companies of mesa County, Inc Date 1-22-97

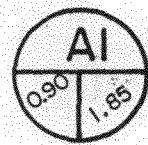
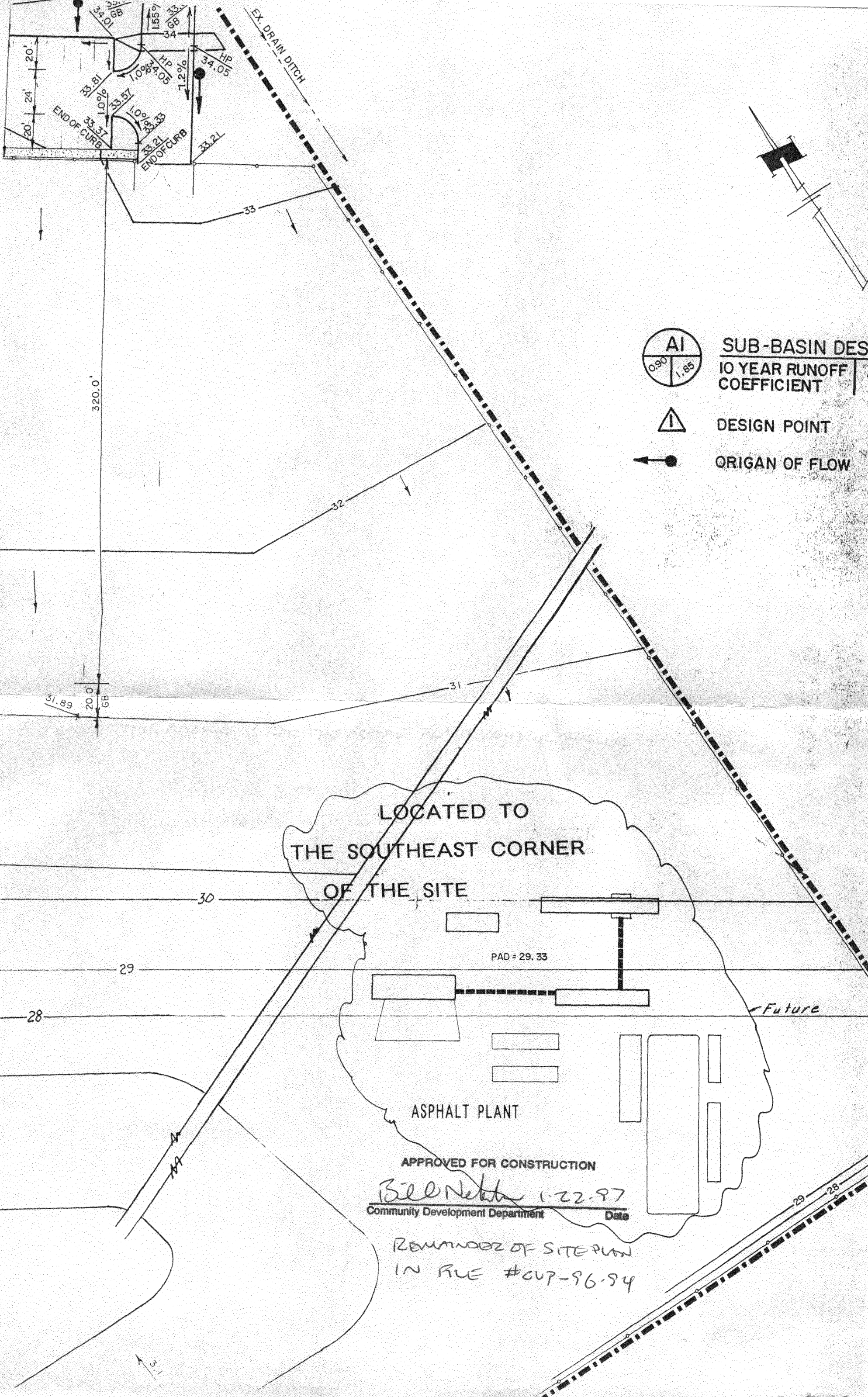
Department Approval Bill Nehler Date 1-22-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. _____

Utility Accounting Clara Marshall-Cole Date 1/22/97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SUB-BASIN DESIGN
10 YEAR RUNOFF COEFFICIENT



DESIGN POINT



ORIGAN OF FLOW

LOCATED TO
THE SOUTHEAST CORNER
OF THE SITE

ASPHALT PLANT

APPROVED FOR CONSTRUCTION

Bill Nelson 1-22-97
Community Development Department Date

REMANOAR OF SITE PLAN
IN FILE #067-96-94

Future

PAD = 29.33

320.0'

28

29

30

29

28

31

32

31

33

31.89

20.0'

GB

20.0'

20.0'

24'

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