

Planning \$ 10.00	Drainage \$ N/A
TCP \$ N/A	School Impact \$ N/A

BLDG PERMIT NO. 104009
FILE # N/A

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS 2458 INDUSTRIAL BLVD TAX SCHEDULE NO. 2945-091-03-009

SUBDIVISION DURHAM CENTER SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING 1 BLK 11 LOT 9 = 10 ^{Sec 9} SQ. FT. OF EXISTING BLDG(S) 6000

(1) OWNER HONKEN EQUIPMENT NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2458 INDUSTRIAL BLVD NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-7090

(2) APPLICANT FOLKE STAD CONSTRUCTION USE OF ALL EXISTING BLDGS REPAIR

(2) ADDRESS 2457 INDUSTRIAL BLVD DESCRIPTION OF WORK & INTENDED USE:
WASH BAY - EXTERIOR

(2) TELEPHONE 245-1434

✓ 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 C-2 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
Parking Req't NONE

Side 0 from PL Rear 0 from PL Special Conditions: NONE

Maximum Height N/A
Maximum coverage of lot by structures N/A Census Tract 9 Traffic Zone 97 Annx # _____

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 [Signature] Date 2/10/98

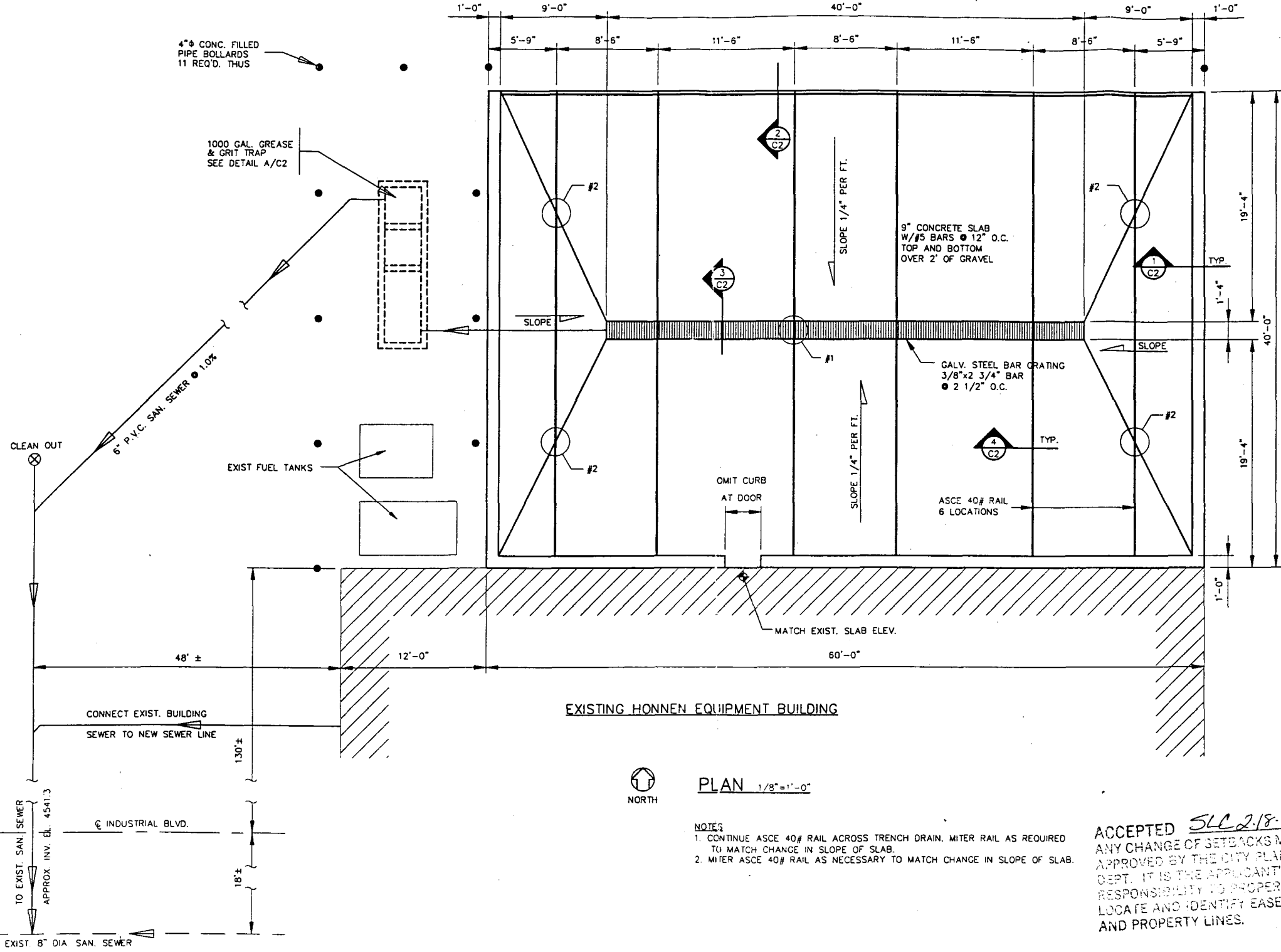
Department Approval [Signature] Date 2/18/98

Additional water and/or sewer tap fee(s) are required: YES ✓ NO _____ W/O No. #11007

Utility Accounting [Signature] Date 2-18-98

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)



4" Ø CONC. FILLED PIPE BOLLARDS 11 REQ'D. THUS

1000 GAL. GREASE & GRIT TRAP SEE DETAIL A/C2

9" CONCRETE SLAB W/#5 BARS @ 12" O.C. TOP AND BOTTOM OVER 2' OF GRAVEL

GALV. STEEL BAR GRATING 3/8"x2 3/4" BAR @ 2 1/2" O.C.

ASCE 40# RAIL 6 LOCATIONS

EXISTING HONNEN EQUIPMENT BUILDING

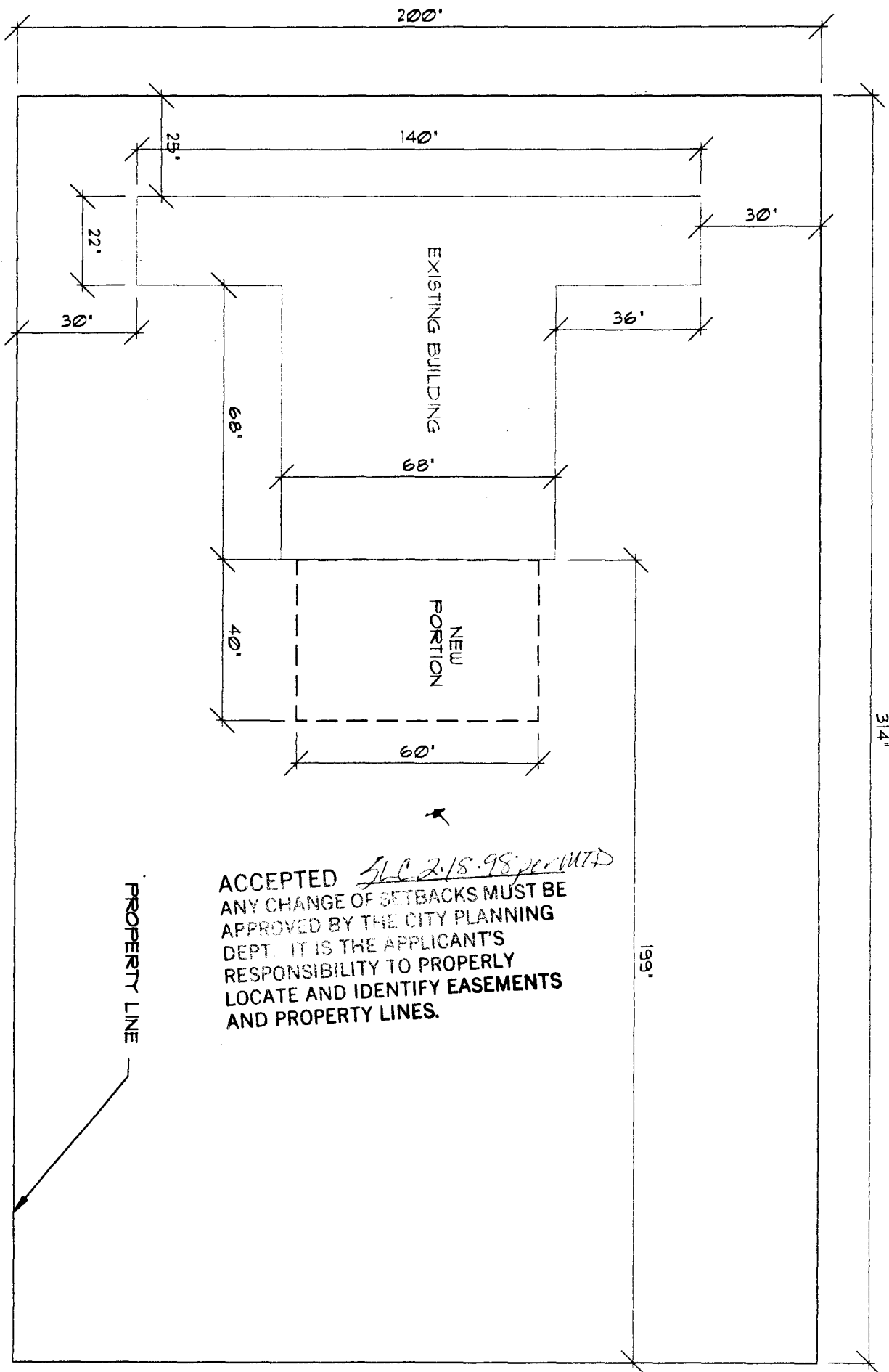
PLAN 1/8" = 1'-0"

- NOTES
1. CONTINUE ASCE 40# RAIL ACROSS TRENCH DRAIN. MITER RAIL AS REQUIRED TO MATCH CHANGE IN SLOPE OF SLAB.
 2. MITER ASCE 40# RAIL AS NECESSARY TO MATCH CHANGE IN SLOPE OF SLAB.

ACCEPTED *SLC 2.18.98 per MTD*
 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.

DESIGNED BY	DRAWN BY	SURVEY DATE
REVISIONS	NO.	DATE
WASH DOWN SLAB - HONNEN EQUIPMENT FOR: FOLKSTAD CONSTRUCTION		
CIVIL ENGINEERING • PHOTOGRAMMETRY • SURVEYING 711 Market Court • Grand Junction, Colorado 81505 • Phone: 970-242-7101		
NICHOLS ASSOCIATES, INC.		
<i>Handwritten signature and date: 9/25/97</i>		
DATE DRAWN	9/25/97	
SCALE	1/8" = 1'-0"	
PROJECT NUMBER	3361	
SHEET NUMBER	C1 OF	

HONNEN EQUIPMENT



ACCEPTED *SLC 2/18/95 per MTD*
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.