

Planning \$ <u>5<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>74065</u>
FILE #

**PLANNING CLEARANCE** *for boiler see #*  
 (site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department** *74037*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 714 S. 5<sup>th</sup> St.  
 SUBDIVISION DR6#W  
 FILING — BLK — LOT —  
 OWNER Union Pacific RR  
 ADDRESS Real Estate Dept. Omaha NE  
 TELEPHONE —  
 APPLICANT William M. Anthony  
 ADDRESS 714 S. 5<sup>th</sup> Street  
 TELEPHONE 970-241-0713

TAX SCHEDULE NO. 2945-232-06-076  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
 SQ. FT. OF EXISTING BLDG(S) 60 X 139  
 NO. OF DWELLING UNITS: BEFORE — AFTER —  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS production/storage  
 DESCRIPTION OF WORK & INTENDED USE: Same

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 I-1  
 SETBACKS: FRONT: — from Property Line (PL) or — from center of ROW, whichever is greater  
 SIDE: — from PL REAR: — from PL  
 MAXIMUM HEIGHT —  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES — NO —  
 PARKING REQUIREMENT: —  
 SPECIAL CONDITIONS: all interior — except attached boiler room  
 CENSUS TRACT 9 TRAFFIC ZONE 100 ANNEX —

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 William M. Anthony Date 2/24/00  
 Department Approval Ronnie Edwards c/o 4/24/00 Date 2/24/00  
*Peruys approval 2-24-00 per Dan Tonello*

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting <u>Nebia C. Berhelt</u>			Date <u>2/25/00</u>

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

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

Office 241-0113

117 J.V. ST.

DKB INC. - 300'

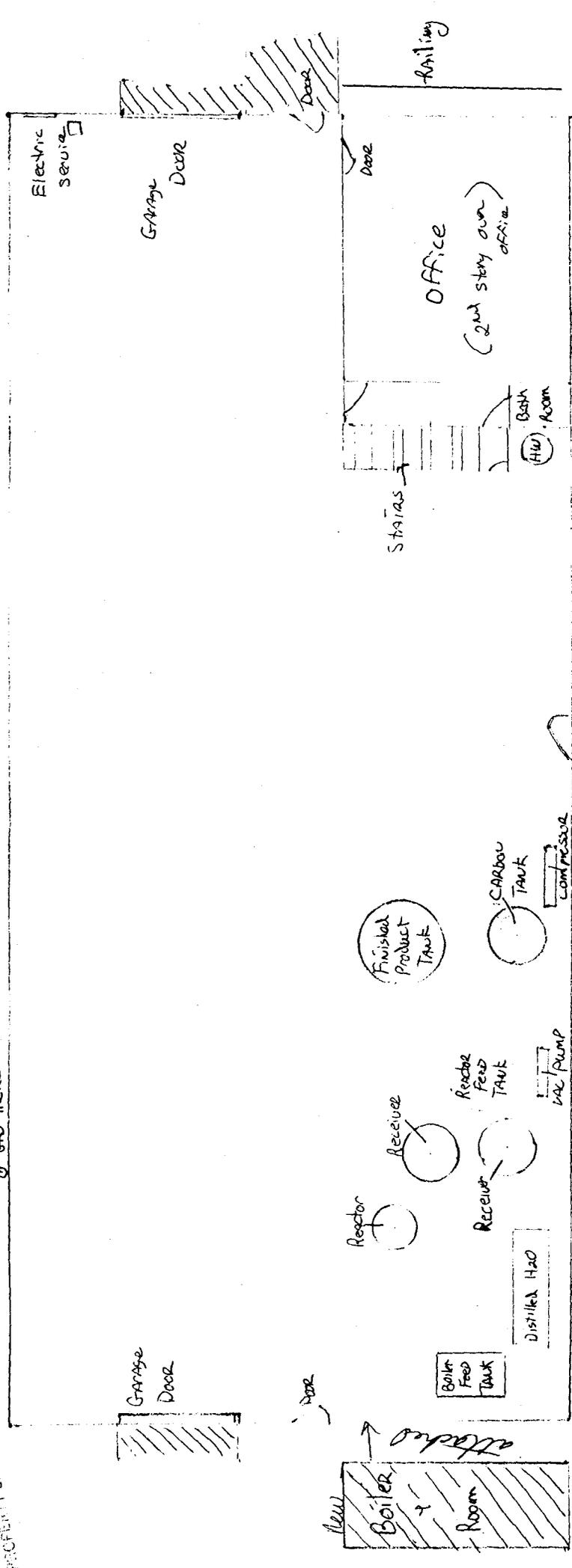
Boone  
2/25/00

ACCEPTED FOR RECORD  
ANY CHANGES TO THE CITY PLANS  
SHOULD BE MADE AT THE CALLER'S  
RISK. THE CITY IS NOT RESPONSIBLE  
FOR THE PROPERLY IDENTIFY EASEMENTS  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

gravel

gravel

0 GAS METER



**From:** Dan Tonello  
**To:** Edwards, Rhonda; Lee, Bob; Prall, Trenton  
**Date:** Thursday, February 24, 2000 3:02PM  
**Subject:** DKB, Inc.

Based on the information submitted to this office, DKB, Inc., to be located at 714 S. 5th Street, will not be required to install pretreatment equipment. If additional information is required, please contact me at 244-1489

**From:** Hank Masterson  
**To:** Rhonda Edwards  
**Date:** Thursday, February 24, 2000 4:53PM  
**Subject:** DKB, Inc.: 714 S. 5th Street

Ronnie,  
I looked over the site plan and narrative: Fire is OK with giving them a Planning Clearance. We can handle any of our concerns through a Building Permit Clearance. Thanks...Hank

DKB Inc.  
4800 Washington Ave.  
Denver, CO 80216  
303-675-0944, fax: 303-675-0945

CEO & General Manager- Keith O. Brown  
Operations Manager- William Anthony  
cell phone-303-726-3330  
Office Manager- Douglas Anthony

Site Address: 714 S. 5<sup>th</sup> Street, Grand Junction, Colorado 81501

The property is leased from Union Pacific Railroad through GMCO Corp. Total area of site is + - 1.1 acres. (refer to enclosed maps for lot configuration). The existing structure is a double quonset hut building with interior dimensions of 139'x 60'. The building was used by a trucking company or as a truck repair facility and has been vacant for a number of years. The entire area of this site surrounding the building is graveled with some overgrowth of weeds. There are drive isles around the entire structure with the 80' eastern portion open as a curb cut to S. 5<sup>th</sup> Street.

Water and sewer are being provided by City of Grand Junction. Gas and electric by Public Service of Colorado.

The proposal is to construct a facility for the distillation of water and propylene glycol. Propylene Glycol is a non-toxic, nonflammable chemical used as heat transfer fluid, recreational vehicle winterizing agent, wing deicer fluid for airlines and other uses where non-toxic antifreeze is desirable or required.

Additional structures to be erected:

- 1.) Enclosed room for the boiler to be constructed at the western end of existing building.
- 2.) Cooling tower to be placed on the southeast side of existing building.
- 3.) Storage tanks for product streams placed along the south side of the building.

I will be meeting with the Fire Prevention Officer, Hank Masterson, regarding regulations and or requirements necessary to place these structures outside of the building.

I am in communication with State Boiler Inspector, Randall Austin for all details regarding the boiler requirements for the State of Colorado.

Equipment to be placed inside building:

- 1.) 500 gallon SS,  $\frac{3}{4}$  height jacked pressure rated reactor with stirrer.
- 2.) 1000 gallon and 900 gallon SS pressure rated receivers.
- 3.) 20 HP vacuum pump.
- 4.) 139 sq. ft. SS condenser.
- 5.) 1000 gallon plastic tank for distilled water. (feed for boiler and cooling tower)
- 6.) 1600 gallon plastic feed tank for reactor.
- 7.) Activated carbon column or tank. (size to be determined)
- 8.) 5000 gallon finished product tank.
- 9.) Air compressor.

Electrical Contractor- Barnes Electric, 2811 D Road, Grand Junction

Plumbing (gas) Contractor- Connaway and Company, Inc., 2733 D Road, Grand Junction

Structure Contractor- Dilbert McClure Construction, Inc. (boiler room and foundation), 2510 S Broadway, Grand Junction

- Hank / \* Persigo
- 1 or 2 employees maximum (production only)



700'± OF TRACK #5

PS 0+00  
1+00

ES 8+00

AREA: 200,000 SQ FT ± 4.59 ACRES ±

D&R RR. Co. to S.P. Tptn. Co. by deed C-6884, dated Dec. 23, 1893, Recorded St. 2087 7/19/97, Dec. 29, 1893. 707 acs. Also assigned S.P. Tptn. Co. deed No. 70053

 FIBER OPTIC CABLE | CALL BEFORE YOU DIG | 1-800-336-9193

NO. 18

241-0713 office phone

Tanks  
15' base  
15' high  
10,000 gal.  
Boiler room  
10' high  
Hank Matheson  
Cooling tower - 8' high  
7' wide  
discharging clean water only

EXHIBIT "A"  
**CIFIC RAILROAD CO.**  
TION, MESA COUNTY, CO.  
± GREEN RIVER SUB.  
CO V 13A / S-1A  
DEPARTMENT OMAHA NE.  
DATE: 12-21-98 T.D.A.

Existing  
Bldg →

