

Planning \$ <u>10.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>76254</u>
FILE #

## 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 654 MAIN STREET  
 SUBDIVISION Grand Junction  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-144-18-005  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 168  
 SQ. FT. OF EXISTING BLDG(S) 0

OWNER GRAND JUNCTION PARTNERSHIP, LLC  
 ADDRESS 1515 ARAPAHOE STREET, SUITE 1200  
DENVER, COLORADO 80202  
 TELEPHONE (303) 312-

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS None ~~Equipment Enclosure #27~~

APPLICANT WALSH ENVIRONMENTAL, POC ROBERT  
STOCKTON  
 ADDRESS 255 MAIN ST. GRAND JUNCTION, 81501  
 TELEPHONE (970) 241-4636

DESCRIPTION OF WORK & INTENDED USE: SOIL VAPOR  
EXTRACTION EQUIPMENT ENCLOSURE

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 B-2

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

SETBACKS: FRONT: 25' from Property Line (PL) or  
 from center of ROW, whichever is greater  
 SIDE: 0' from PL REAR: 0' from PL

PARKING REQUIREMENT: \_\_\_\_\_

MAXIMUM HEIGHT \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

CENSUS TRACT 7 TRAFFIC ZONE 36 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 [Signature]

Date 8/4/2000

Department Approval [Signature]

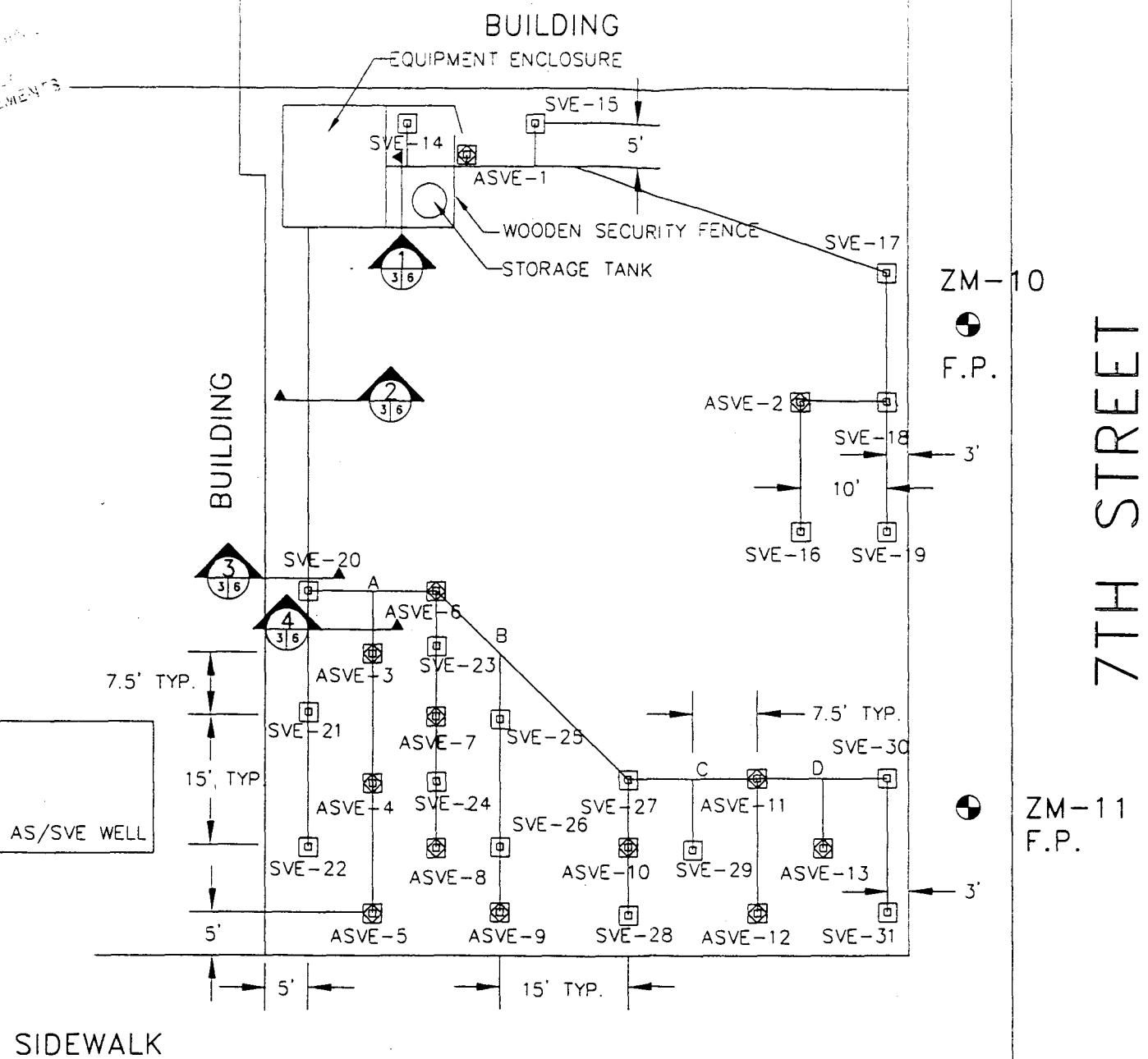
Date 8/4/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>8/4/00</u>

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

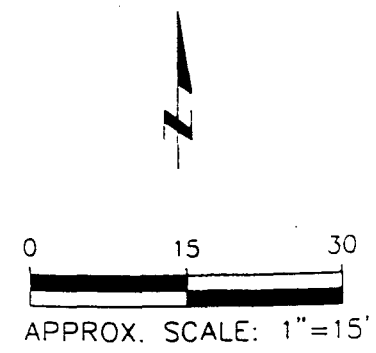
(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

CHECKED *cl/str* 5/4/00  
 ALL PROPOSED SVE WELLS  
 AND COMBINATION AS/SVE WELLS  
 TO BE INSTALLED AT THE  
 LOCATIONS SHOWN ON THIS  
 DRAWING AND TO BE OPERATED  
 AND MAINTAINED AT ALL  
 TIMES TO MAINTAIN THE  
 PROPOSED MONITORING  
 POINTS AND PROPER  
 MEASUREMENTS



**LEGEND**

	PROPOSED SVE WELL
	PROPOSED COMBINATION AS/SVE WELL



DESIGN		Date	Approved
Rev.	Description		
REVISION			
<b>Walsh</b>			
Remediation Services and Engineers, Inc.			
REMEDIATION SITE LAYOUT			
654 MAIN STREET			
Drawn by	ROLE	3/20/00	
Checked by			
Engineer	Director	2531-050	Scale
Project No.	2531-050	Drawing No.	3