

Planning \$ <u>Pdw/App</u>	Drainage <u>893428</u>
TCP \$ <u>7788-48</u>	School Impact \$ <u>A</u>

G PERMIT NO.
FILE # <u>SPR-2003-030</u>

## 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 761 VALLEY COURT

TAX SCHEDULE NO. 2697-361-02-007

SUBDIVISION VALLEY WEST SUBDIVISION

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 33,516

FILING 2 BLK - LOT PT 6 OF 6

SQ. FT. OF EXISTING BLDG(S) 0

OWNER Thunderbird Enterprises LLC

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 880 Quail Run Drive Gr Jct CO 81505  
(970)-241-3483  
TELEPHONE (970)-242-2003

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2  
CONSTRUCTION

APPLICANT Thunderbird Enterprises LLC

USE OF ALL EXISTING BLDGS N/A

ADDRESS 880 Quail Run Dr. Gr. Jct CO 81505  
(970)-241-3483  
TELEPHONE (970)-242-2003

DESCRIPTION OF WORK & INTENDED USE: SITE GRADING & CONSTRUCTION OF STORAGE UNITS

✓ 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

LANDSCAPING/SCREENING REQUIRED: YES  NO

SETBACKS: FRONT: 15' from Property Line (PL) or  
from center of ROW, whichever is greater  
SIDE: 5' from PL REAR: 10' from PL

PARKING REQUIREMENT: 2

MAXIMUM HEIGHT 40'

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

MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR-200 CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ 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 1/17/03

Department Approval [Signature]

Date 8/21/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16800</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/5/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

December 4, 2003

Steve Malcolm  
Keystone Custom Builders, Inc.  
P.O. Box 1807  
Grand Junction, CO 81502

Dear Mr. Malcolm,

I am writing in response to your request for approval of a Recreational Vehicle (R.V.) sewage discharge site, to be located at 761 Valley Court. I believe your proposed site satisfies the City's concerns regarding unauthorized use. As a result, the site will be approved by the City's Industrial Pretreatment Program with the following provisions:

1. Electronic Access Gate denies access to general public and records all site use.
2. A sign stating "R.V. Discharge Site, Domestic Waste Only. Unauthorized discharges are subject to prosecution under the provisions of the Federal Clean Water Act and Chapter 38 of the City of Grand Junction Code of Ordinances."
3. Each person given permission to discharge at the site must sign a one time agreement that states they will only discharge domestic waste from their R.V. A copy of this agreement will be retained on site for a period of three years after the individual has discontinued using the site.
4. It is further understood that the Owner/Operator is responsible for insuring that only R.V. waste is discharged at the site. Furthermore the Owner/Operator assumes all responsibility for wastes being discharged.

If further information is needed, please contact me at (970) 256-4164.

Sincerely,

Daniel Tonello  
Industrial Pretreatment Program