

Planning \$ <u>Paint 10⁰⁰</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>CUP-2006-078</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

To be paid w/
full clearance
8/29/06
4/B

COPY

BUILDING ADDRESS 2304 LOGOS DR TAX SCHEDULE NO. 2701-323-08-007

SUBDIVISION INTERSTATE COMM PARK 3 SQ. FT. OF EXISTING BLDG(S) ~~32,000~~

FILING 1 BLK 1 LOT 2 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 32,000

OWNER Rocky Mtn Production Services MULTI-FAMILY:
 ADDRESS 716 B Arrowest Rd NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CITY/STATE/ZIP G.S. COLO 81505 CONSTRUCTION _____

APPLICANT Folkestar Const. NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 ADDRESS Box 730 USE OF ALL EXISTING BLDG(S) _____
 CITY/STATE/ZIP Fruita, CO 81521 DESCRIPTION OF WORK & INTENDED USE: _____
 TELEPHONE 970-210-6404 FOUNDATION ONLY

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 <u>I-2</u> SETBACKS: FRONT: <u>15</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>10</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>1-g.</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____
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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.

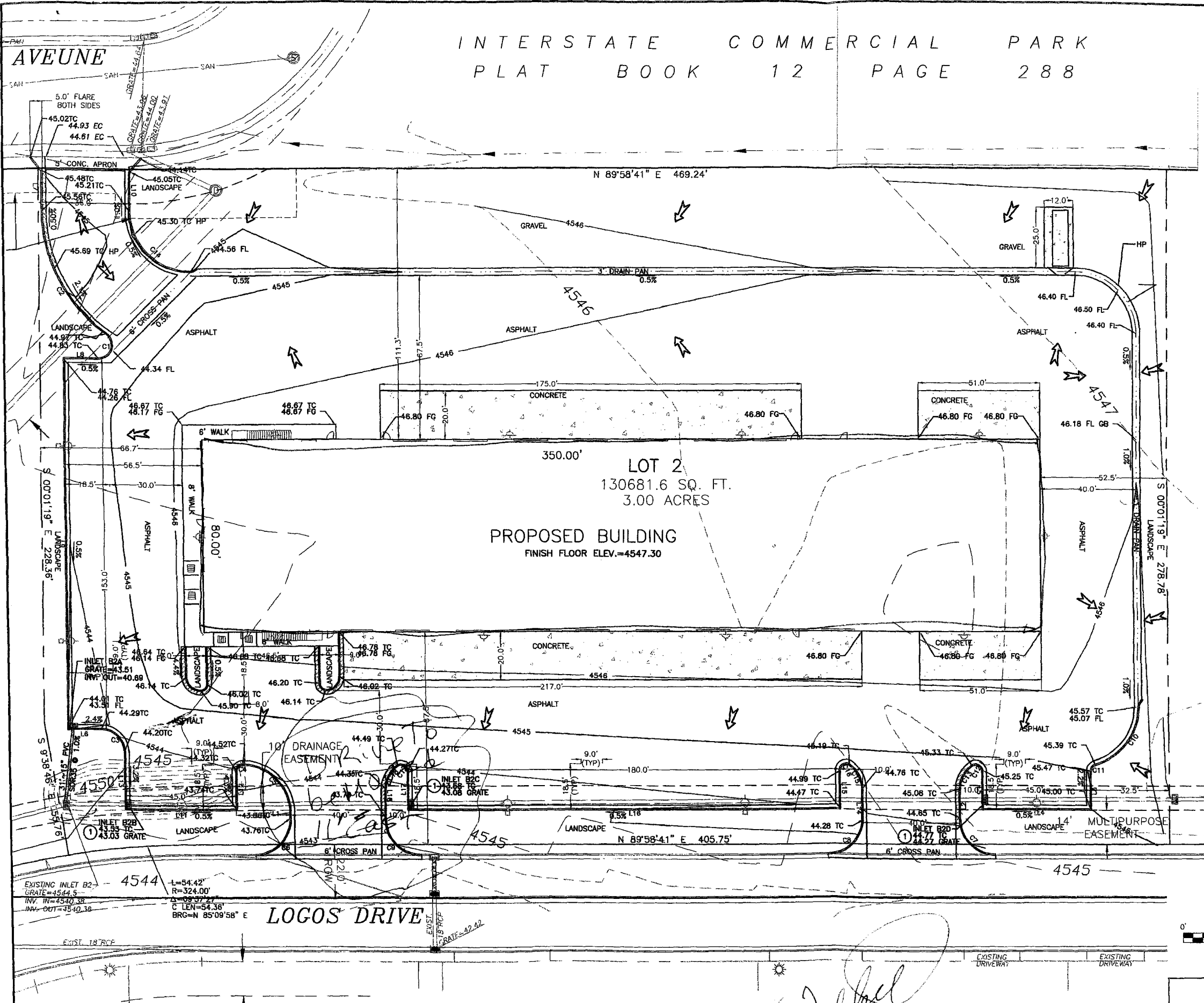
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 8/29/06

Department Approval [Signature] Date Aug. 29, 2006

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19431</u>
Utility Accounting	<u>Kate [Signature]</u>		Date <u>8/29/06</u>

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



INTERSTATE COMMERCIAL PARK
PLAT BOOK 12 PAGE 288

LEGEND

- PROPOSED INLET
- PROPOSED STORM MANHOLE
- PROPOSED DRAINAGE PATTERNS
- PROPOSED CONTOUR
- PROPOSED SPILL CURB
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING INLET
- EXISTING STORM MANHOLE

ALL CURVE INFORMATION TO BACK OF CURB

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	3.50	13.93	10.48	S 17°25'29" W	145°06'42"	17.50
C2	61.50	59.18	56.80	N 27°24'40" W	89°08'42"	32.09
C3	9.50	14.92	13.44	S 45°01'19" E	90°00'00"	9.50
C4	2.50	3.93	3.54	N 44°58'41" E	90°00'00"	2.50
C5	19.50	30.63	27.58	S 45°01'19" E	90°00'00"	19.50
C6	14.50	22.78	20.51	S 44°58'41" W	90°00'00"	14.50
C7	14.50	22.78	20.51	N 45°01'19" W	90°00'00"	14.50
C8	14.50	22.78	20.51	S 44°58'41" W	90°00'00"	14.50
C9	14.50	22.78	20.51	N 45°01'19" W	90°00'00"	14.50
C10	25.50	32.67	30.48	S 36°40'38" W	73°23'54"	19.01
C11	2.50	3.20	2.99	S 36°40'38" W	73°23'54"	1.86
C12	2.50	5.40	4.41	N 81°53'47" W	123°44'56"	4.68
C13	11.50	11.29	10.84	S 28°06'13" W	58°15'04"	8.15
C14	24.50	36.48	34.85	N 45°01'19" W	90°00'00"	24.50
C15	11.50	11.29	10.84	N 28°06'13" W	58°15'04"	8.15
C16	2.50	5.40	4.41	S 61°51'09" W	123°44'56"	4.68
C17	2.50	8.40	4.41	N 81°53'47" W	123°44'56"	4.68
C18	11.50	11.29	10.84	S 28°06'13" W	58°15'04"	8.15

ALL LINE INFORMATION TO BACK OF CURB

LINE	BEARING	DISTANCE
L1	N 00°01'19" W	2.50
L2	S 00°01'19" E	12.02
L3	S 00°01'19" E	18.00
L4	S 89°58'41" W	46.00
L5	N 00°01'19" W	18.00
L6	S 89°58'41" W	14.00
L7	N 00°01'19" W	15.83
L8	N 89°58'41" E	14.58
L9	N 00°01'19" W	154.00
L10	N 00°01'19" W	15.99
L11	S 89°58'41" W	46.00
L12	S 00°01'19" E	16.00
L13	S 00°01'19" E	23.64
L14	N 00°01'19" W	12.02
L15	S 00°01'19" E	18.00
L16	S 89°58'41" W	18.00
L17	N 00°01'19" W	18.00
L18	S 00°01'19" E	12.02

Aug. 29, 2006

ACCEPTED *Juan V. Bowen*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE PLANNING DEPARTMENT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

For Foundation Only permit.

BENCHMARK

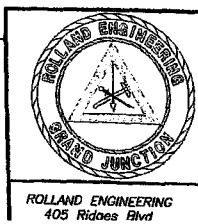
MESA COUNTY SURVEY MONUMENT AT 23 ROAD 40 FT. WEST OF S.W. CORNER OF PROPERTY. S.W. CORNER NW1/4 NW1/4 SEC. 32, U.M. (ELEV. = 4543.90)

ACCEPTED FOR CONSTRUCTION	ACCEPTED AS CONSTRUCTED
CITY DEVELOPMENT ENGINEER	CITY DEVELOPMENT ENGINEER
DATE	DATE
UTE WATER	UTE WATER
DATE	DATE



- CONSTRUCTION NOTES:
- 1 CONSTRUCT CURB OPENING INLET ON TOP OF EXISTING PIPE SEE DETAIL SHEET 4.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE



MESA WIRELINE GRADING AND HORIZONTAL CONTROL PLAN
File Name: C:\5009\5009SITE.DWG\GRADING