

Planning \$ <u>N/A</u>	Drain \$ <u>N/A</u>
TCP \$ <u>7,672.00</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2005-305</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 738 Scarlet Drive

TAX SCHEDULE NO. 2701-313-11-003

SUBDIVISION SPARKMAN

SQ. FT. OF EXISTING BLDG(S) 13,097

FILING - BLK 1 LOT 3

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7,000

OWNER JOEL SAX

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 303 W. Francis St.

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
CONSTRUCTION

CITY/STATE/ZIP Aspen, CO 81611

USE OF ALL EXISTING BLDG(S) SHOP/OFFICE/
WAREHOUSE

APPLICANT ALCO BUILDING CO.

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 2524 PATTERSON RD. #101

CITY/STATE/ZIP GRAND JCT., CO 81505

OFFICE/ WAREHOUSE

TELEPHONE 970.242.1423

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-1, LIGHT INDUSTRIAL</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>32 spaces Req. ON-SITE</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>PER APPROVED SITE + LANDSCAPING PLANS.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

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 W.A. Oswald
 Department Approval Scott D. Peterson

Date 12-15-05
 Date 4-5-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19198</u>
Utility Accounting <u>[Signature]</u>			Date <u>6/20/06</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)

From: Scott Williams
To: Bob Lee; Bret Guillory; eric@alcobuildingcomp...
Date: 7/31/2006 8:27 am
Subject: RE: Warrior Energy Services

7/31/06

Based on information submitted to this office, Warrior Energy Services, located at 738 Scarlet Drive, will be required to install an oil/sand interceptor having at least two compartments and having a minimum capacity of 240 gallons. The facility may install a larger size interceptor and that is acceptable to Persigo Industrial Pretreatment also.

Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.