

Planning \$ <u>RD-</u>	Drain \$ <u>-</u>
TCP \$ <u>#073.65</u>	School Impact \$ <u>N/A</u>

DG PERMIT NO.
FILE # <u>SPR-2005-248</u>

*Rec'd \$ 11,357.85 per Kent Maust*

### 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 783 Valley Court  
 SUBDIVISION Tucker Sub  
 FILING - BLK - LOT A

TAX SCHEDULE NO. 2697-361-06-001  
 SQ. FT. OF EXISTING BLDG(S) 0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 10,150 ft<sup>2</sup>

OWNER Warnke Properties LLC  
 ADDRESS 789 Valley Ct.  
 CITY/STATE/ZIP Grand Jct. CO 81505  
 APPLICANT TPI / Chris McCallum

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) NA

ADDRESS 2471 River Rd - Unit A  
 CITY/STATE/ZIP Grand Jct. CO 81505  
 TELEPHONE 970/243-4642

DESCRIPTION OF WORK & INTENDED USE:  
Construct new 10,150 ft<sup>2</sup> office/shop

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</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO <u>-</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u>-</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>20 spaces</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>Per plans dated 1/6/06</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.0</u>	

**MAR 27 2006**

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 9/22/05  
 Department Approval Jonnie Edwards APA Date 3/13/06

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO <u>-</u>	W/O No. <u>18962</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/27/06</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; Faye Hall; Wendy Spurr  
**Date:** 10/5/2005 11:16:01 AM  
**Subject:** RE: Roustabout Specialties

10/05/05

Based on information submitted to this office, Roustabout Specialties Inc., located at 783 Valley Court, will be required to install a sand/oil interceptor having at least two compartments and a minimum capacity of 360 gallons.

The facility indicated on their application form their intention to install a sand/oil interceptor having a capacity of 1500 gallons.

Note: Any wash pad located outside a facility must be constructed in a manner that minimizes the volume of storm drainage water that can access the sanitary sewer system through that wash pad.