

Planning \$	<u>0</u>
TCP \$	<u>24,689.00</u>
Drainage \$	<u>8,031.57</u>
IF\$	<u>          </u>

**LANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.	
FILE #	<u>ANX-2007-035</u>

107204-61262

Building Address 356 27 1/2 ROAD  
Parcel No. 2945-241-00-216  
Subdivision N/A  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units 1 No. Proposed 1  
Sq. Ft. of Existing 3515 Sq. Ft. Proposed 8,400  
Sq. Ft. of Lot / Parcel 151,253  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 27,181

**OWNER INFORMATION:**

Name SLB Enterprises  
Address PO Box 1874  
City / State / Zip Vernal Utah 84078

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel       Addition  
 Change of Use (\*Specify uses below)  
 Other: NEW CONSTRUCTION OF OFFICE/WAREHOUSE  
Trucking Company - New Building

**APPLICANT INFORMATION:**

Name Russ Justice  
Address 601 Silver Plume  
City / State / Zip Quita Co 81521  
Telephone 970-263-8791

\*Existing Use: same N/A less than 20 employees  
\*Proposed Use: N/A  
Estimated Remodeling Cost \$ \_\_\_\_\_  
Current Fair Market Value of Structure \$ \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>			
ZONE <u>I-1</u>	Maximum coverage of lot by structures <u>NA</u>		
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <u>X</u> NO _____		
Side <u>5</u> from PL      Rear <u>10</u> from PL	Parking Requirement <u>Per Plan</u>		
Maximum Height of Structure(s) <u>40</u>	Special Conditions: <u>No C.O. until all improvements completed or DIA &amp; guarantee executed - temp trailer to be removed</u>		
Voting District _____	Ingress / Egress Location Approval _____	(Engineer's Initials)	

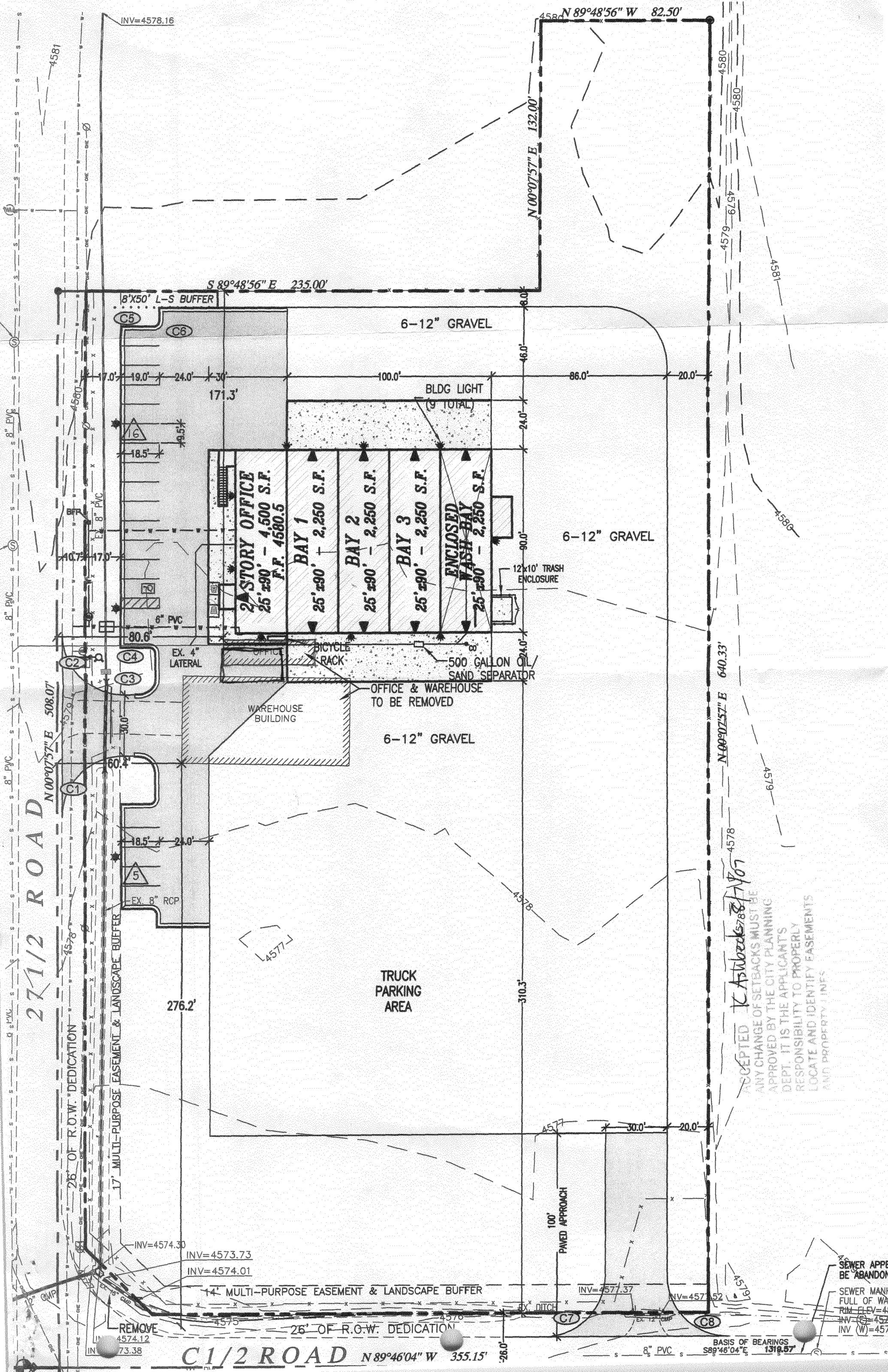
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature Russ Justice Date 12-12-06  
Department Approval Kristen [Signature] Date 8/7/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20523</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/7/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)



INV=4578.16

N 89°48'56" W 82.50'

S 89°48'56" E 235.00'

N 00°07'57" E 132.00'

8'x50' L-S BUFFER

6-12" GRAVEL

BLDG LIGHT (9 TOTAL)

2 STORY OFFICE  
25' x 90' - 4,500 S.F.  
F.F. 4580.5

BAY 1  
25' x 90' - 2,250 S.F.

BAY 2  
25' x 90' - 2,250 S.F.

BAY 3  
25' x 90' - 2,250 S.F.

ENCLOSED WASH BAY  
25' x 90' - 2,250 S.F.

6-12" GRAVEL

12'x10' TRASH ENCLOSURE

500 GALLON OIL/SAND SEPARATOR

OFFICE & WAREHOUSE TO BE REMOVED

WAREHOUSE BUILDING

6-12" GRAVEL

TRUCK PARKING AREA

17' MULTI-PURPOSE EASEMENT & LANDSCAPE BUFFER

EX. 8" RCP

EX. 4" LATERAL

EX. 8" PVC

EX. 8" PVC

EX. 8" PVC

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EX. 8" PVC

INV=4574.30

INV=4573.73

INV=4574.01

14' MULTI-PURPOSE EASEMENT & LANDSCAPE BUFFER

REMOVE 4574.12

26' OF R.O.W. DEDICATION

INV=4577.37

INV=4577.52

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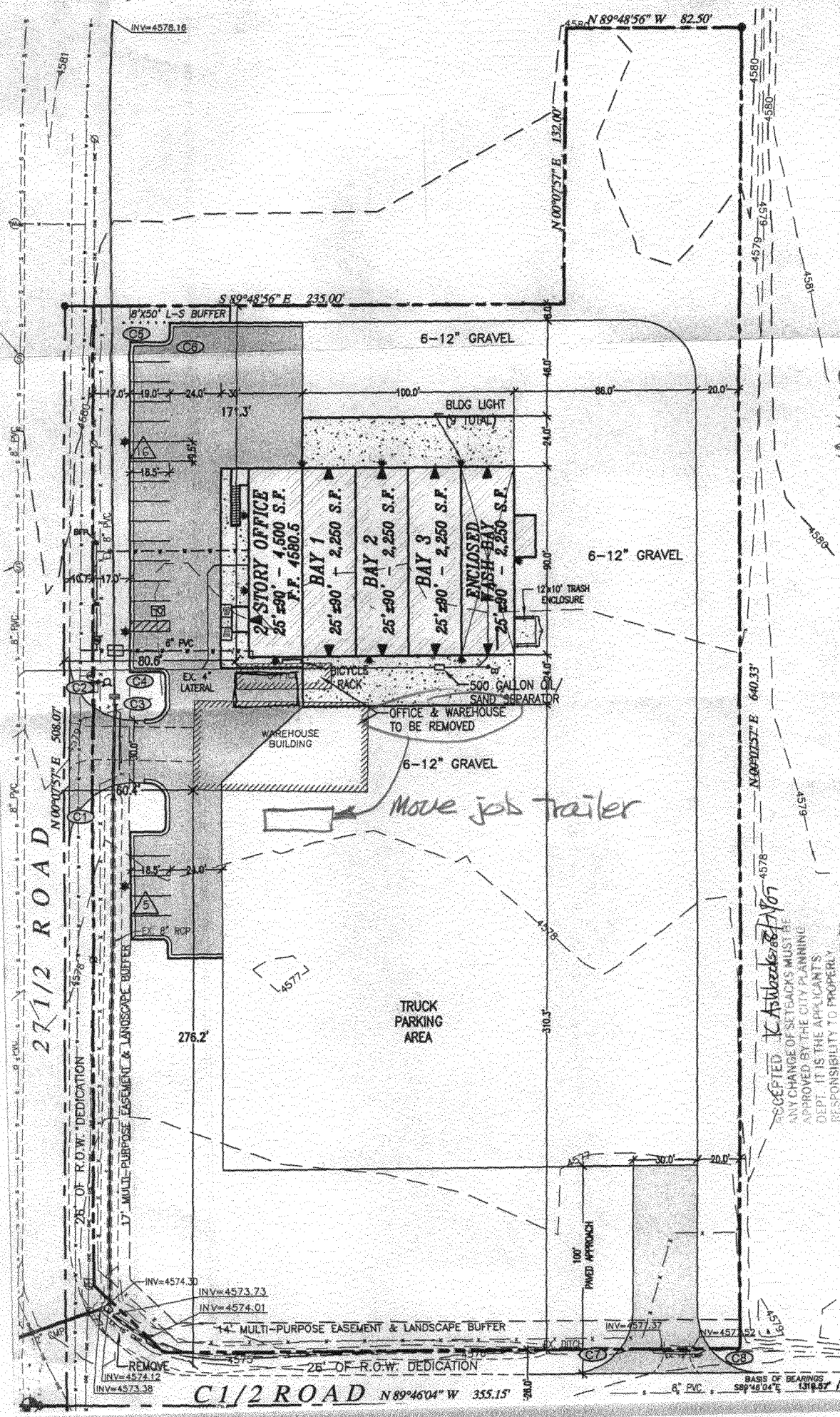
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C1/2 ROAD N 89°46'04" W 355.15' 26.0' 8" PVC S 89°46'04" E 1319.57' BASIS OF BEARINGS

ACCEPTED K Astubred 7887407  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SEWER APPEAR TO BE ABANDONED  
SEWER MANHOLE FULL OF WATER  
RIM ELEV=4577  
INV (C)=4577  
INV (W)=4570



10-4-07  
*Gayleen Henderson*  
**ACCEPTED**  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.

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

SEWER APPEARS BE ABANDONED  
 SEWER MANHOLE FULL OF WATER  
 RM. ELEV=4577  
 INV=4570.3  
 INV (W)=4570.3

BASIS OF BEARINGS  
 S89°48'04" W  
 1319.57