

Planning \$ <u>1000</u>
TCP \$
Drainage \$
SIF\$

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 3199 D. RD.

Parcel No. 2943-221-01-004

Subdivision CORN INDUSTRIAL PK.

Filing _____ Block 1 Lot 1

OWNER INFORMATION:

Name HALLIBURTON ENERGY SERVICES

Address 3199 D RD.

City / State / Zip 6.5. Co. 81524

APPLICANT INFORMATION:

Name FCI CONSTRUCTORS

Address P.O. Box 1767

City / State / Zip 6.5. Colorado. 81502

Telephone 434-9093 - 970-261-5720

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Block wall 12' High
37' x 26' 4" 12' Block wall

* FOR CHANGE OF USE:

*Existing Use: _____

*Proposed Use: _____

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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1

SETBACKS: Front 15/25 from property line (PL)

Side 5/5 from PL Rear 10/10 from PL

Maximum Height of Structure(s) 40'

Voting District _____

Ingress / Egress
Location Approval _____
(Engineer's Initials)

Maximum coverage of lot by structures _____

Landscaping/Screening Required: YES _____ NO _____

Parking Requirement _____

Special Conditions: _____

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 [Signature] Date 1-04-06

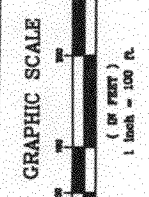
Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____

Utility Accounting [Signature] Date 1/4/07

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)



***NOTE: ALL WORK WITHIN 31% ROAD RIGHT OF WAY WILL REQUIRE A PERMIT FROM THE CITY OF GRAND JUNCTION PUBLIC WORKS DEPARTMENT.

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.

PARCEL # 2943-221-01-004
ZONED I-1

CITY OF GRAND JUNCTION ZONING SETBACK REQUIREMENTS:
FRONT 15/25
SIDE 5/5
REAR 10/10

LAND USE COMPOSITION - AREA OF CONSTRUCTION IMPROVEMENTS

BUILDINGS	0.43 ACRES (11.35%)
ASPHALT SURFACES	0.58 ACRES (15.30%)
GRAVEL AREAS	2.78 ACRES (73.35%)
TOTAL IMPROVEMENT AREA	3.79 ACRES (100.00%)

NOTE: LANDSCAPING IMPROVEMENT AREAS ARE NOT INCLUDED IN THE LAND COMPOSITION AREA OF CONSTRUCTION IMPROVEMENTS.
TOTAL PARCEL AREA 46.05 ACRES

LAND USE COMPOSITION - EXISTING SITE CONDITIONS

BUILDINGS	2.03 ACRES (04.40%)
ASPHALT SURFACES	15.37 ACRES (33.38%)
GRAVEL AREAS	28.65 ACRES (62.22%)
TOTAL AREA	46.05 ACRES (100.00%)

LAND USE COMPOSITION - PROPOSED SITE CONDITIONS

BUILDINGS	2.46 ACRES (05.34%)
ASPHALT SURFACES	15.95 ACRES (34.64%)
GRAVEL AREAS	24.89 ACRES (54.03%)
LANDSCAPED AREAS	2.75 ACRES (05.97%)
TOTAL AREA	46.05 ACRES (100.00%)

UTILITY SERVICE PROVIDERS

- ELECTRIC XCEL ENERGY
- GAS XCEL ENERGY
- TELEPHONE QWEST COMMUNICATIONS
- WATER CLIFTON WATER DISTRICT
- CABLE BRESNAN COMMUNICATIONS
- SEWER CENTRAL GRAND VALLEY SANITATION DISTRICT

FLOODPLAIN INFORMATION
THIS SUBMITTAL IS AFFECTED BY THE COLORADO RIVER 100 YEAR FLOODPLAIN. THE BOUNDARIES SHOWN ARE APPROXIMATE.

MARKING	DESCRIPTION	DATE	BY
1	ROUND 1 REVIEW COMMENTS	04/05/06	JLK
2	ROUND 2 REVIEW COMMENTS	06/14/06	JLK
3	ROUND 3 REVIEW COMMENTS	08/10/06	JLK

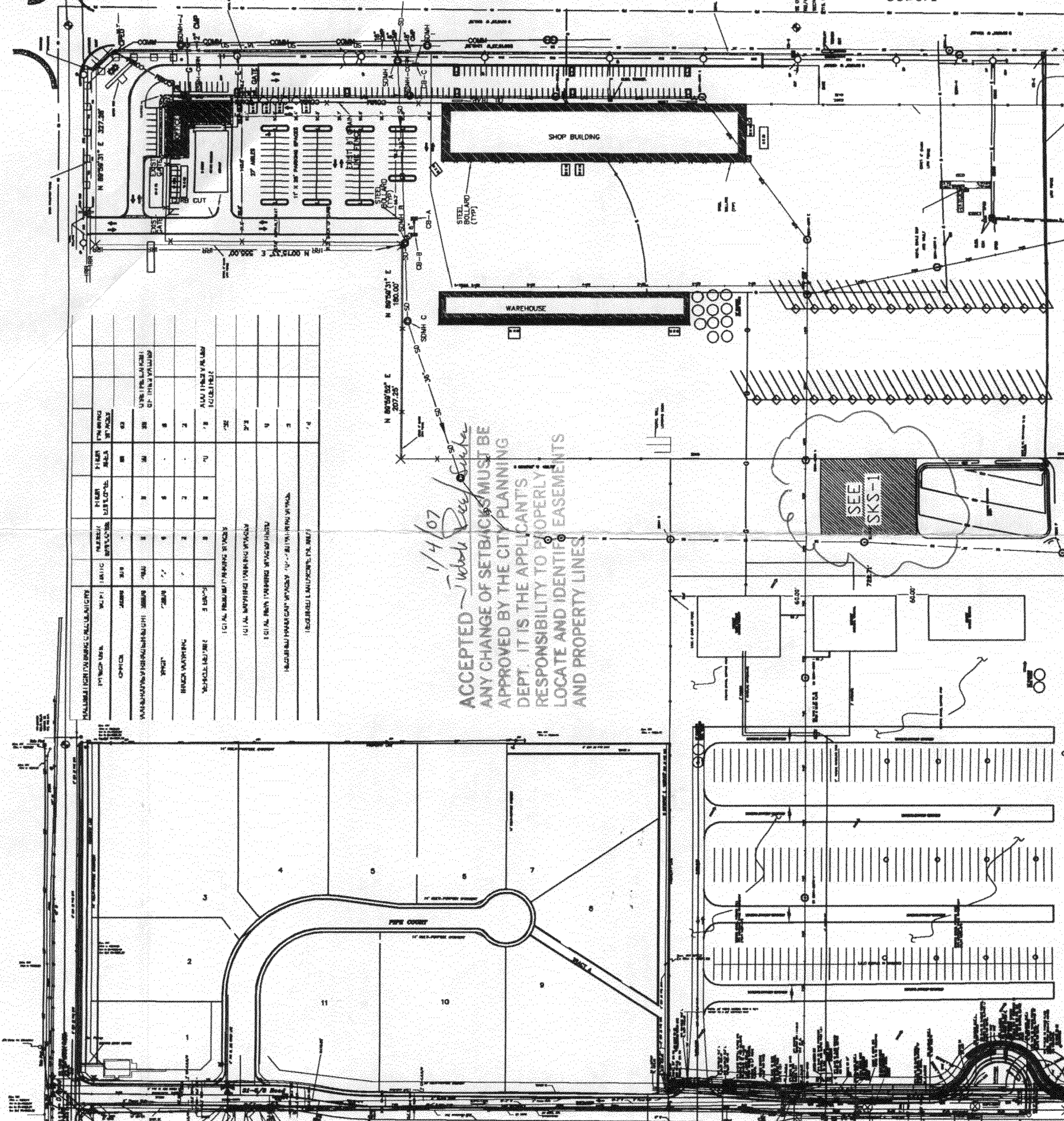
REVISION	DATE	DESCRIPTION
1	04/05/06	ROUND 1 REVIEW COMMENTS
2	06/14/06	ROUND 2 REVIEW COMMENTS
3	08/10/06	ROUND 3 REVIEW COMMENTS

LEGEND & ABBREVIATIONS

- STREET SIGN AND STOP SIGN
- LOT BOUNDARY
- EXISTING BUILDING ENVELOPE
- ETC ELECTRIC-GAS-TELEPHONE-CABLE
- DIRECTION OF PROPOSED STREET DRAINAGE
- DIRECTION OF EXISTING SURFACE DRAINAGE
- 8" WATER LINE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED STORM DRAIN
- STREET LIGHT
- FOUND 5/8 INCH REBAR LS 24320
- FOUND PRIVATE SURVEY MARKER AS DESCRIBED
- RECOVERED 3/4 INCH AL CAP ON 3/4 INCH
- P.O.B. POINT OF BEGINNING
- DIRECTION OF EXISTING SURFACE DRAINAGE
- TRAFFIC FLOW DIRECTION
- PROPOSED MANHOLE
- EXISTING MANHOLE
- INLET
- POWER POLE
- ESMT EASEMENT
- INV INVERT OF PIPE
- EX EXISTING
- IRR IRRIGATION
- ELEV ELEVATION
- S SLOPE
- SF SQUARE FEET
- ROW RIGHT OF WAY

BENCHMARK: SECTION 22 T1S, R1E U.M.
NE CORNER NE/4 SECTION 22 T1S, R1E U.M.
E 1/4 CORNER SECTION 22 T1S, R1E U.M.
SE CORNER NE/4 SECTION 22 T1S, R1E U.M.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-522-1987
ALL UTILITIES SHALL BE MARKED IN ADVANCE BEFORE YOU BEGIN ANY EXCAVATION WORK TO MARKING OF UNDERGROUND MEMBER UTILITIES.



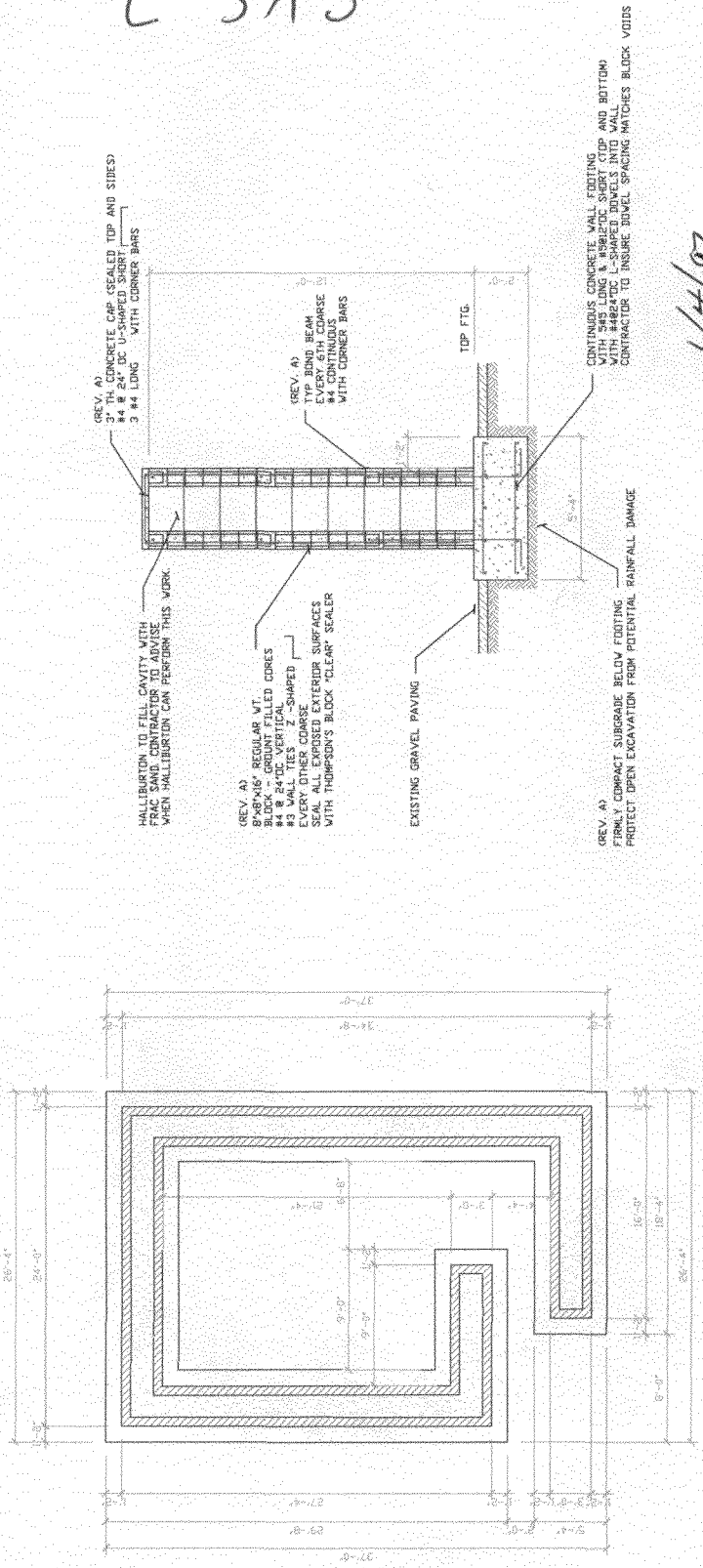
1/4/07
ACCEPTED *Todd Peck*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SEE SKS-1

REVIEWED BY	JLK
PREPARED BY	JLK
DATE	12/16/05
SCALE	1" = 100'
PROJECT NO	25122.02
SHEET NO	1

ACCEPTED FOR ONE YEAR FROM THIS DATE
CITY OF GRAND JUNCTION ENGINEERING
ACCEPTED AS CONSTRUCTED
CITY OF GRAND JUNCTION ENGINEERING

SKS 2



1/4/07

Judson Rice / Senior

ACCEPTED

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 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.