

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>15,001.20</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>SPR-2007-207</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 2224 SAUFORD DRIVE  
 SUBDIVISION SELLARS SUBDIVISION  
 FILING \_\_\_\_\_ BLK 5 LOT 6  
 OWNER DAVID & RETA GARDNER  
 ADDRESS 584 GRAND VALLEY DRIVE  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81504  
 APPLICANT ALCO BUILDING COMPANY  
 ADDRESS 2526 PATTERSON RD SUITE 101  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81505  
 TELEPHONE (970) 242-1423

TAX SCHEDULE NO. 2701-313-05-019#016  
 SQ. FT. OF EXISTING BLDG(S) 0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 13,160  
**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) N/A  
 DESCRIPTION OF WORK & INTENDED USE: TRUCK WASH

*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> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>3'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____ PARKING REQUIREMENT: <u>7 spaces</u> 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 E. C. M... Date 6-23-2007  
 Department Approval C. Faye Hall Date 11/14/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20747</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/14/07</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; mike.mossburg@co.mesa.co.us; Wend...  
**Date:** 7/31/2007 8:30 AM  
**Subject:** RE: Western Slope Detailing and Truck Wash (Gardner Truck Wash)

7/31/07

Based on information submitted to this office, Western Slope Detailing and Truck Wash (Gardner Truck Wash), located at 2224 Sanford Drive, will be required to install oil/sand interceptors with a combined minimum capacity of 6000 gallons and having an appropriate number of compartments per interceptor. This 6000 gallons minimum capacity is for oil/sand interceptor capacity only and does not include the volumes of trench drains in the wash bays. The facility will also be required to install a wash water recycle system and has indicated their intention to install a Hydrokleen Extreme Clean System.

Should you have questions or comments, please contact Mike Shea or myself at (970) 2560-4180.