

Planning \$ <u>10.00</u>	Drainage \$ <u>no change</u>
TCP \$ <u>existing use</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>existing</u>	

Bldg Permit No.
File # <u>per notes</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS 2102 Hwy 6450  
 SUBDIVISION N/A  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2697-362-00-089  
 SQ. FT. OF EXISTING BLDG(S) 1304  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS \_\_\_\_\_

OWNER Merritt Sirbey  
 ADDRESS 1420 motor st  
 CITY/STATE/ZIP Grand Jct Colo 81505

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 4 AFTER 7  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION

APPLICANT Merritt Sirbey  
 ADDRESS 1420 motor st.  
 CITY/STATE/ZIP Grand Jct Colo 81505

USE OF ALL EXISTING BLDG(S) Storage  
 DESCRIPTION OF WORK & INTENDED USE: construction comp going in

TELEPHONE 970-261-1463

Remodel for new court office  
septic less than 20' long

**Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.**

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>I-1</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>no change</u>
SIDE: _____ from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. HEIGHT _____	SPECIAL CONDITIONS: <u>see letter -</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	

**PAID**  
 NOV 12 2008  
 RB

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 11-12-08  
 Planning Approval Ronnie Edwards Date 11-12-08

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer available</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/12/08</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)

**SIXBEY BALDWIN**  
**GENERAL CONTRACTORS INC.**

1420 Motor St. Grand Junction CO 81505  
Phone: 970-241-5164 Fax: 970-241-8595

November 12, 2008

City of Grand Junction  
Planning Department  
250 N 5<sup>th</sup> St  
Grand Junction CO 81501

To Whom It May Concern:

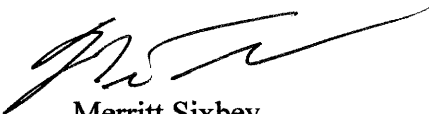
I am writing regarding my request for a planning clearance to remodel the old Gas-A-Mat Building located at 2102 Hwy 6 & 50.

I would like to remodel the building and use it as the office building for my construction company. We currently have 3 office people that would be working in the building. I feel this will be a much needed improvement to the community for a couple of reasons. First, we will clean up the building itself by removing the graffiti and remodeling the entire building which will be aesthetically pleasing. Second, we will also provide landscaping in the future improving the look of the property.

I have received a clearance from the Mesa County Environmental and Health Division, a letter from the Department of Labor and Employment Division of Oil and Public Safety stating we have a clean bill of health on the property that was a gas station at one time. This building has a water meter on site that goes with the building and a fire hydrant that is within 75 feet of the building.

I hope I have provided enough information for you to accept my proposal and approve the planning clearance so that I can receive a building permit, if not, please feel free to contact me at 261-1463.

Sincerely,



Merritt Sixbey

BILL RITTER, JR  
Governor  
  
DONALD J. MARES  
Executive Director  
  
PAUL TAURIELLO  
Director of Oil and Public  
Safety



**DEPARTMENT OF LABOR AND EMPLOYMENT**  
Division of Oil and Public Safety  
Remediation Section  
633 17<sup>th</sup> Street, Suite 500  
Denver, Colorado 80202-3660  
(303) 318-8500; Fax (303) 318-8546  
Website: <http://oil.cdle.state.co.us>

September 19, 2008

RJ DAILEY  
BIOTECH REMEDIATION INC  
501 AIRPORT DRIVE SUITE 104  
FARMINGTON NM 87401

Re: Petroleum Storage Tank(s) (PST) for the Former Gasamat Store # 286, 2102  
Highway 6 & 50, Mesa County, Fruita, Colorado (Event ID 6127)

Dear Mr. Dailey:

The Division of Oil and Public Safety (OPS) has reviewed the May 2008 Monitoring Report for the above referenced site that was received on August 18, 2008.

Based solely upon the information submitted it appears you have removed the source of contamination and reduced the potential for endangerment to human health, safety, and the environment as a result of the contamination at this property. In light of the remedial action taken at this site, OPS does not require any further investigation or remedial action at this time. If conditions change, OPS reserves the right to determine if any additional actions are necessary. This no further action (NFA) letter is in reference to the confirmed release reported for this site on December 12, 1997.

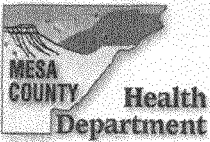
**OPS cannot release you from any liability that may be associated with any contamination at or from this site.**

Please address correspondence regarding this site to me. If you have any questions call me at (303) 318-8540

Sincerely,

Vincent P. Secondo, P.G.  
Environmental Protection Specialist  
Remediation Section

cc: Laura Smith, P.E., Remediation Section Manager  
Doug Anderson, Water & Environmental Technologies, Moonlight Professional Building, 480 East Park Street, Suite 200, Butte, MT 59701



Permit Number

013384

Application Number

08-184

Individual Sewage Disposal System

Permit

DATE: 11/05/2008

Tax Schedule #

2697-362-00-012

Construction Address

2102 Hwy 6 & 50

City

Grand Junction

State

CO

Zip

81505

Subdivision

Lot

Block

Filing

Parcel Size .51

Owners Name

Owners Address

City

State

Zip

Merritt Sixbey

1420 Motor Street

Grand Junction

CO

81505

Applicant same

Address

Installer Name:

RPE Design by

- Checkboxes for New, Modification, Tank Only, Year Round, Public, Ute, Well, Cistern, Spring, Surface, Alteration, Relocation, Seasonal, Other, None, plumbed.

Square Footage 1332

Garage

accessory building:

Single Family

Multi-Family

Commercial

- Frame/Manufactured, Mobile Home

# of Units

Bedrooms per unit

# of Units w/Clotheswasher

# of Units s/Garbage Disposal

# of Bedrooms

Washer

Disposal

Basement Plumbing

Type of Business

Office Building

Maximum Sewage Flow Rate

Number of Employees

4 emp 4 clients

# of Shifts

1

Commercial Basement Plumbing

Type of system

Commerc. Existing

Trench Layout

Bed Layout

Graveless System

Grvls Type

Building sewer depth

Total Trench Length

Bed Length

# of units

Tank Volume

1250

Each Trench

# of Laterals

Length

Concrete

# of Trenches

Bed Width

Depth

Fiberglass/Plastic

Trench Width

Maximum Depth

# of rows

Diversion Valve

Maximum Depth

Gravel Depth

Width

Distribution Box

Min. distance between trenches

Depth of gravel

Cubic yards of gravel

capped ends

looped ends

Privy

Vault

COMMENTS

The 1250 Gallon Concrete Septic Tank must be installed per Mesa County ISDS Regulations. The tank area must be protected from vehicular traffic and be at least 10 feet from building. Install tees in inlet and outlet compartments of tank.

Attach stub on top of tee on outlet side to meet requirement of being within 1-inch of tank lid. Bed all piping prior to calling for final inspection. Call Dean Goebel, MCHD 254-4143, for Final Inspection prior to backfilling tank and piping network.

This permit is issued with the understanding that the sewage disposal system will be located and constructed in accordance with Regulations of the State of Colorado and the Mesa County Health Department. THIS PERMIT IS VALID FOR 1 (ONE) YEAR and must be available to Health Department Representatives upon request during construction. NO REFUNDS WILL BE GIVEN AFTER 1 (ONE) YEAR, OF THE DATE OF PAYMENT.

Issued By

Dean Goebel

Date Issued

11/06/2008

Perc Fee

\$0.00

receipt:

Inspected By

Final Inspection

Permit Fee

\$150.00

receipt:

52865

TELEPHONE (970) 254-4141

ENVIRONMENTAL HEALTH DEPT.  
750 MAIN STREET  
GRAND JUNCTION, CO 81501

52865

RECEIVED OF Osraeli Development DATE 11/4/08  
 CHECK CURRENCY One hundred fifty \$ 150  
 ON ACCOUNT OF 202 Hwy 650 Tank Only DOLLARS  
ACCOUNT TOTAL \$ 150  
AMOUNT PAID \$ 150 FEE AC 3342  
BALANCE DUE \$ 0

Kindly retain this receipt for tax purposes

BILL RITTER, JR  
Governor

DONALD J. MARES  
Executive Director

PAUL TAURIELLO  
Director of Oil and Public  
Safety



## DEPARTMENT OF LABOR AND EMPLOYMENT

Division of Oil and Public Safety

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Sincerely,

Vincent P. Secondo, P.G.  
Environmental Protection Specialist  
Remediation Section

cc: Laura Smith, P.E., Remediation Section Manager  
Doug Anderson, Water & Environmental Technologies, Moonlight Professional  
Building, 480 East Park Street, Suite 200, Butte, MT 59701



**CRONK  
CONSTRUCTION  
INCORPORATED**

**1129 -24- Road  
Grand Junction, CO 81505  
970-245-0577, 970-257-7453 (fax)**

November 3, 2008

Sixbey/Baldwin General Contractors Inc.  
1420 Motor Street  
Grand Junction, CO 81505  
970-241-8595

Re: evaluation of existing individual sewage disposal system at commercial property located at northeast corner of Hwy 6&50 and 21 Road, Fruita, CO 81521 under four person office with ½ bath loading scenario

#### Site History

The site is located on the northeast corner of Hwy 6&50 and 21 Road, Fruita, CO 81521. An individual sewage disposal system (ISDS) was designed and installed on the property in summer of 1972. The ISDS was permitted by the Mesa County Environmental Health Department and the construction and location are document through asbuilt drawings. The ISDS was designed to accept waste from a gasoline filling station with ½ bath facilities.

Asbuilt drawings and original ISDS design/permitting documents indicate the existing ISDS consists of a 750 gallon septic tank discharging to single trench absorption field 2 ft. wide x 7 ft. deep x 40 ft. long and filled with 5 ft. of graded stone. Asbuilt inspection documentation indicate ISDS installation on the property was completed on July 25, 1972.

The property has changed hands from the original owner and the present owner wishes to convert to gasoline filling station into a small business office serving a maximum of four people with ½ bath services.

#### Site Inspection

The site was inspected on 10/23/08 by Tom A. Cronk, registered professional engineer (R.P.E.). In addition, design documents and asbuilt/permitting documentation for the existing ISDS were reviewed.

## Recommendations

The site inspection indicated the existing ISDS did not present any existing or potential threats to public health. Additionally, the existing ISDS appeared to be working properly with no signs of failure under the sewage loading from the previous use. Based on the 10/23/08 site investigation, past use records, permitting documents, and completion of minor repairs as dictated by the Mesa County Environmental Health Department and this office, the existing ISDS is adequate to treat and dispose of sewage effluent from the four person commercial office with ½ bath facilities. The lifetime of effective treatment of the existing system is unknown. It is recommended the existing system be used under the proposed office loading scenario until failure, at which time a repair system must be implemented.

## Limitations and Disclaimer

This report is a site specific evaluation of an individual sewage disposal system and is applicable only for the client for whom our work was performed. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Cronk Construction Incorporated and is to be taken in its entirety. Excerpts from this report may be taken out of context and may not convey the true intent of the report. It is the owner's and owner's agents responsibility to read this report and become familiar with the recommendations and conclusions contained herein.

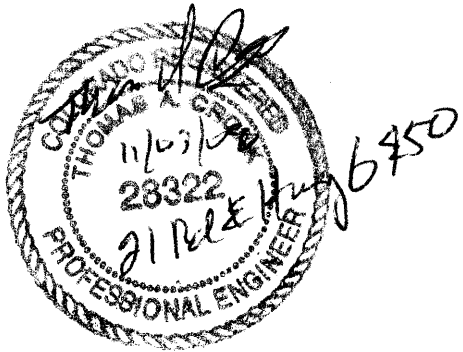
The recommendations and conclusions outlined in this report are based on: 1) the site development history, sewage loading sources, and ISDS design/asbuilt information as available to Cronk Construction Incorporated, and 2) the site conditions disclosed at the specific time of the site investigation of reference. Cronk Construction Incorporated assumes no liability for the accuracy or completeness of information furnished by the client or others. Site conditions are subject to external environmental effects and may change over time (flooding, excessive irrigation, etc.). Use of the recommendations and conclusions discussed in this plan under different site conditions is inappropriate. If it becomes apparent that site conditions vary from those disclosed during the site inspection, Cronk Construction and MCEHD should be contacted to reevaluate the recommendations and conclusions discussed herein. Cronk Construction Incorporated is not responsible and accepts no liability for any variation in site conditions from external environmental effects.

The recommendation and conclusions outlined in this report are reflective of the existing site conditions and proposed use at the time of the site inspection. Cronk Construction makes no statement, claim, or warranty concern the anticipated lifetime of effective treatment of the existing ISDS, and concludes only that the existing ISDS should be utilized until failure, at which time a repair ISDS must be implemented.



Cronk Construction Incorporated represents this report has been prepared within the limits prescribed by the client and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

SEAL



Thomas A. Cronk, P.E.

*Thomas A. Cronk*

Date November 3, 2008

1. septic approval letter  
(# health dept)
2. no new or expansion
3. letter describing in detail the proposal i.e. use, hours, # employees, etc

Fire & Resisto OK

4. site plan showing all existing structures, parking areas, fire hydrant, ground cover, property lines, etc - also any vegetation
5. any site improvements? paving or landscaping etc -

\* P.K. Cl.

(everything will be attached to the planning clearance for paper trail.)



Rhonda Edwards  
Independent Associate  
Office 970-314-1153  
redwards50@prepaidlegal.com • rhonda@city.org

2471 River Road Bldg. C • Grand Junction, Colorado 81505  
Phone: (970) 243-1012 • Fax: (970) 242-8055 • www.pczuhprinting.com



office

Septic system's OK

1000 sq ft  
Gravel parking

2611463  
Meritt

Fire OK -  
NO COV

dev. rev.

Water meter (P.N. 120 from his (W.D.S.))

Contractor Shop

2102  
HWY 675

I-1  
cup for office  
changing?

1600' to sewer  
service  
parking? - same  
upgrades?



*Map*



2697-362-00-089 #012

2102 #2108 Hwy 6450

- MSP 2008327

Justin's

**201 Persigo Service Area**

**Urban Growth Boundary**

**ZONING**

[Pattern]	<b>ZONING</b>
[Pattern]	B-1 (Neighborhood Business)
[Pattern]	B-2 (Downtown Business)
[Pattern]	R-O (Residential Office)
[Pattern]	C-1 (Light Commercial)
[Pattern]	C-2 (General Commercial)
[Pattern]	CSR (Community Services ...)
[Pattern]	I-1 (Light Industrial)
[Pattern]	I-2 (General Industrial)
[Pattern]	I-O (Indust./Office Park)
[Pattern]	MU (Mixed Use)
[Pattern]	NONE (Zoning in Process)
[Pattern]	PAD (Planned Airport Devel...)
[Pattern]	PD (Planned Development)
[Pattern]	R-R (Rural 1 unit/5 acres)
[Pattern]	R-E (Estate 1 unit/2 acres)
[Pattern]	R-1 (1 unit/acre)
[Pattern]	R-2 (2 units/acre)
[Pattern]	R-4 (2-4 units/acre)
[Pattern]	R-5 (2-5 units/acre)
[Pattern]	R-8 (4-8 units/acre)
[Pattern]	R-12 (8-12 units/acre)
[Pattern]	R-16 (12-16 units/acre)
[Pattern]	R-24 (16-24 units/acre)

**Buffer Zones**

[Pattern]	Palisade Grand Jct Buffer
[Pattern]	Fruita / Grand Junction Buffer



**—** 201 Persigo Service Area  
**—** Urban Growth Boundary  
**—** Buffer Zones  
**—** Palisade Grand Jct Buffer  
**—** Fruita / Grand Junction Buffer  
**—** Streets  
**—** All Parcels  
**□** Parcels  
**—** Air Photos  
**—** 2008 Photos  
**—** Highways