

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>
Inspection \$ <u>0</u>	

Log Permit No.
File # <u>MSP-2009-030</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

8899
3 eq

BUILDING ADDRESS 569 24 1/4 RD
 SUBDIVISION BLUE HORIZON INDUSTRIAL PARK
 FILING — BLK — LOT 1

TAX SCHEDULE NO. 2945-092-08-001
 SQ. FT. OF EXISTING BLDG(S) 40,338 ft² (8 BLDG'S)
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

OWNER SARTOMER CO.
 ADDRESS 569 24 1/4 ROAD
 CITY/STATE/ZIP GRAND JUNCTION, CO 81505

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE — AFTER —
 CONSTRUCTION

APPLICANT SARTOMER
 ADDRESS 569 24 1/4 ROAD
 CITY/STATE/ZIP GRAND JUNCTION, CO. 81505

USE OF ALL EXISTING BLDG(S) INDUSTRIAL / MFG. / WAREHOUSE
 DESCRIPTION OF WORK & INTENDED USE: REPLACE EXISTING

TELEPHONE (970) 245-8148 CELL (970) 986-0156

NITROGEN TANK W/ LARGER TANK & REPLACE 3 EXISTING TANKS WITH SIMILAR SIZE & LOCATION

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-2</u> SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0</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>—</u> NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>no additional</u> FLOODPLAIN CERTIFICATE REQUIRED: YES <u>—</u> NO <input checked="" type="checkbox"/> SPECIAL CONDITIONS: <u>RB</u> <div style="text-align: center; border: 1px solid black; padding: 2px;"> PAID MAR 19 2009 </div>
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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.

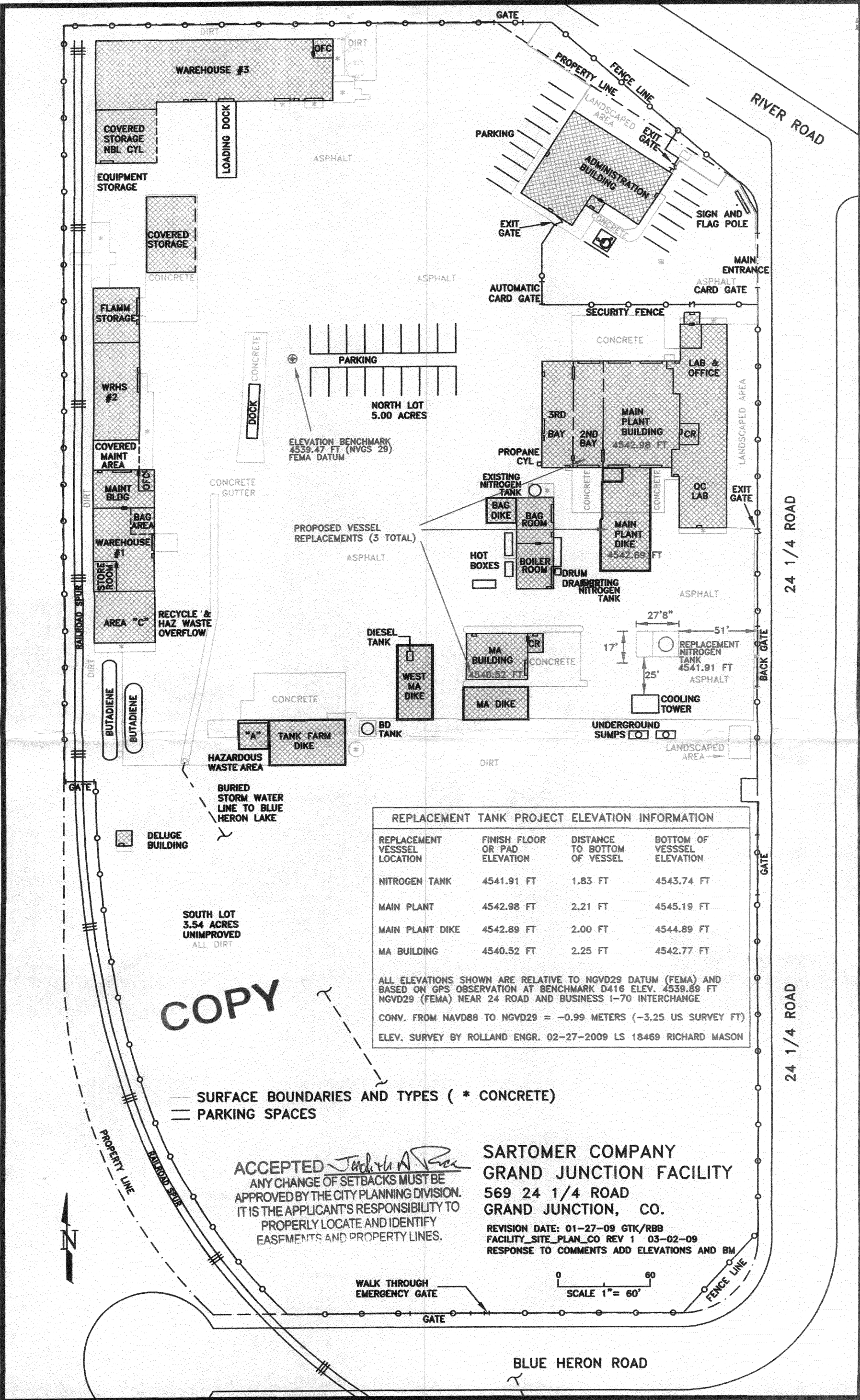
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Alan Kiser Date 1-28-09
 Planning Approval Judith A. Rein Date 3/17/2009

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer/water</u>
Utility Accounting <u>[Signature]</u>			Date <u>3/19/09</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)



REPLACEMENT TANK PROJECT ELEVATION INFORMATION

REPLACEMENT VESSEL LOCATION	FINISH FLOOR OR PAD ELEVATION	DISTANCE TO BOTTOM OF VESSEL	BOTTOM OF VESSEL ELEVATION
NITROGEN TANK	4541.91 FT	1.83 FT	4543.74 FT
MAIN PLANT	4542.98 FT	2.21 FT	4545.19 FT
MAIN PLANT DIKE	4542.89 FT	2.00 FT	4544.89 FT
MA BUILDING	4540.52 FT	2.25 FT	4542.77 FT

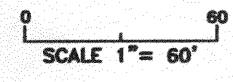
ALL ELEVATIONS SHOWN ARE RELATIVE TO NGVD29 DATUM (FEMA) AND BASED ON GPS OBSERVATION AT BENCHMARK D416 ELEV. 4539.89 FT NGVD29 (FEMA) NEAR 24 ROAD AND BUSINESS I-70 INTERCHANGE
 CONV. FROM NAVD88 TO NGVD29 = -0.99 METERS (-3.25 US SURVEY FT)
 ELEV. SURVEY BY ROLLAND ENGR. 02-27-2009 LS 18469 RICHARD MASON

COPY

— SURFACE BOUNDARIES AND TYPES (* CONCRETE)
 = PARKING SPACES

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

**SARTOMER COMPANY
 GRAND JUNCTION FACILITY
 569 24 1/4 ROAD
 GRAND JUNCTION, CO.**
 REVISION DATE: 01-27-09 GTK/RBB
 FACILITY_SITE_PLAN_CO REV 1 03-02-09
 RESPONSE TO COMMENTS ADD ELEVATIONS AND BM



CITY ENGINEERING: *Kent Harbert* 3/17/09
 CITY PLANNER: *Judith Rea* 3/17/09

FINAL APPROVED PLAN