

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>
Inspection \$ <u>—</u>	<u># 15450-</u>

Bldg Permit No.
File # 2 <u>CUP-2025-311</u>

PLANNING CLEARANCE

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

BUILDING ADDRESS 3199 D Rd
 SUBDIVISION Corn Industrial Park Two
 FILING _____ BLK 1(A) LOT 1(A)
 OWNER Halliburton Energy Serv.
 ADDRESS 3199 D Rd
 CITY/STATE/ZIP G.J. CO 81504

TAX SCHEDULE NO. 2943-221-15-001
 SQ. FT. OF EXISTING BLDG(S) ~~2100~~ 15,000
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2100

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 6 AFTER 6
 CONSTRUCTION

APPLICANT Steve Foster - FCI Constructors
 ADDRESS PO Box 1767
 CITY/STATE/ZIP G.J. CO 81502
 TELEPHONE 260-3441

USE OF ALL EXISTING BLDG(S) Chem Storage
 DESCRIPTION OF WORK & INTENDED USE:
Foundation only

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> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> FLOODPLAIN CERTIFICATE REQUIRED: YES <u>X</u> NO _____ SPECIAL CONDITIONS: <u>As built Fl. Cert. req'd.</u>
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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 [Signature] Date 8/18/09
 Planning Approval [Signature] Date 8/18/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>[Signature]</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/18/09</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)

PREPARED BY:



DREXEL, BARRELL & C
ENGINEERS-SURVEYORS
1100 SOUTH WASHINGTON ST.
GRAND JUNCTION, COLORADO 81502
CONTACT: JIM BRZOSTOWICZ, P.
(970) 434-4338
FAX: (970) 434-4339
PERMANENT OFFICE: GRAND JUNCTION
TEMPORARY OFFICE: GRAND JUNCTION

OWNER:
HALLIBURTON

3789 D ROAD
GRAND JUNCTION, COLORADO 81502
CONTACT: WAYNE BROOKSHIRE

DEVELOPER:



FCI Construction, Inc.
3070 I-70 BUSINESS LOOP, BLDG. A
GRAND JUNCTION, COLORADO 81502
(970) 434-9003
CONTACT: DAVE KUSHOFF

CONSTRUCTION DOCUMENTS FOR
**HALLIBURTON
GRAND JUNCTION
SITE PAVING**
32 ROAD AND D ROAD
CITY OF GRAND JUNCTION, COLORADO

ISSUE	DATE
CITY SUBMITTAL	12/15/08
ADDENDUM 1	02/03/09
DESIGNED BY:	JAB
DRAWN BY:	SWS
CHECKED BY:	JAB
FILE NAME:	10251SP01



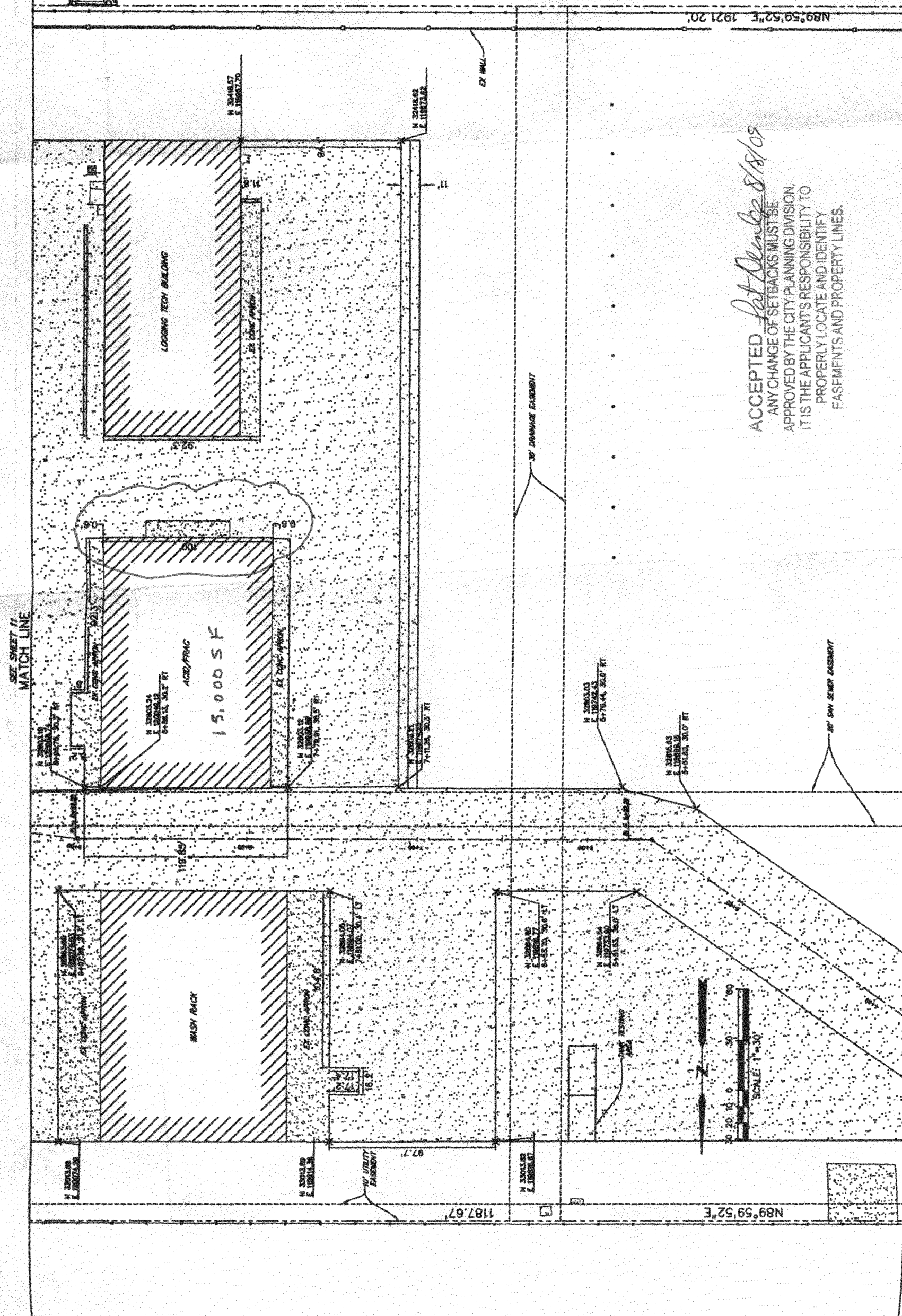
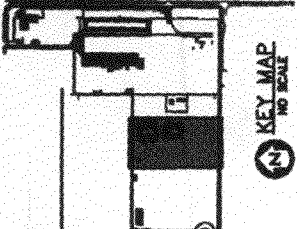
02/03/09

DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: NONE

SITE PLAN
(2 OF 5)

PROJECT NO.: J1025-1

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ACCEPTED *Pat Olenke 8/18/09*
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.

NOTE
FOR LEGEND SEE SHEET 9

APPROVALS

CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER	DATE
CITY OF GRAND JUNCTION PLANNING ENGINEER	DATE

MATCH LINE
SEE SHEET 9



DATE

SEE SHEET 11
MATCH LINE

SEE SHEET 11
MATCH LINE

SCALE: 1"=30'



