

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

Bldg Permit No.
File # <u>TBD</u>

** All fees will be collected at final approval - of minor review file*

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

no water or sewer

BUILDING ADDRESS 2345 River Road
 SUBDIVISION N/A
 FILING — BLK — LOT —
 OWNER A & G Partnership LP
 ADDRESS _____
 CITY/STATE/ZIP _____

TAX SCHEDULE NO. 2945-053-00-111
 SQ. FT. OF EXISTING BLDG(S) vacant
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS none
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
 CONSTRUCTION

APPLICANT Helmerich & Payne Drilling
 ADDRESS 2360 River Rd
 CITY/STATE/ZIP 81505
 TELEPHONE ROSS - 778-8292

USE OF ALL EXISTING BLDG(S) vacant
 DESCRIPTION OF WORK & INTENDED USE: fenced storage yard - approx. 5 acres in size

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 <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: _____ from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES ___ NO <u>N/A</u>
MAX. HEIGHT <u>no structure proposed</u>	SPECIAL CONDITIONS: <u>site upgrades required for permanent use -</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 Engineer 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 Bob Rittenom Date 3-11-09
 Planning Approval Ronnie Edwards Date 3/9/09

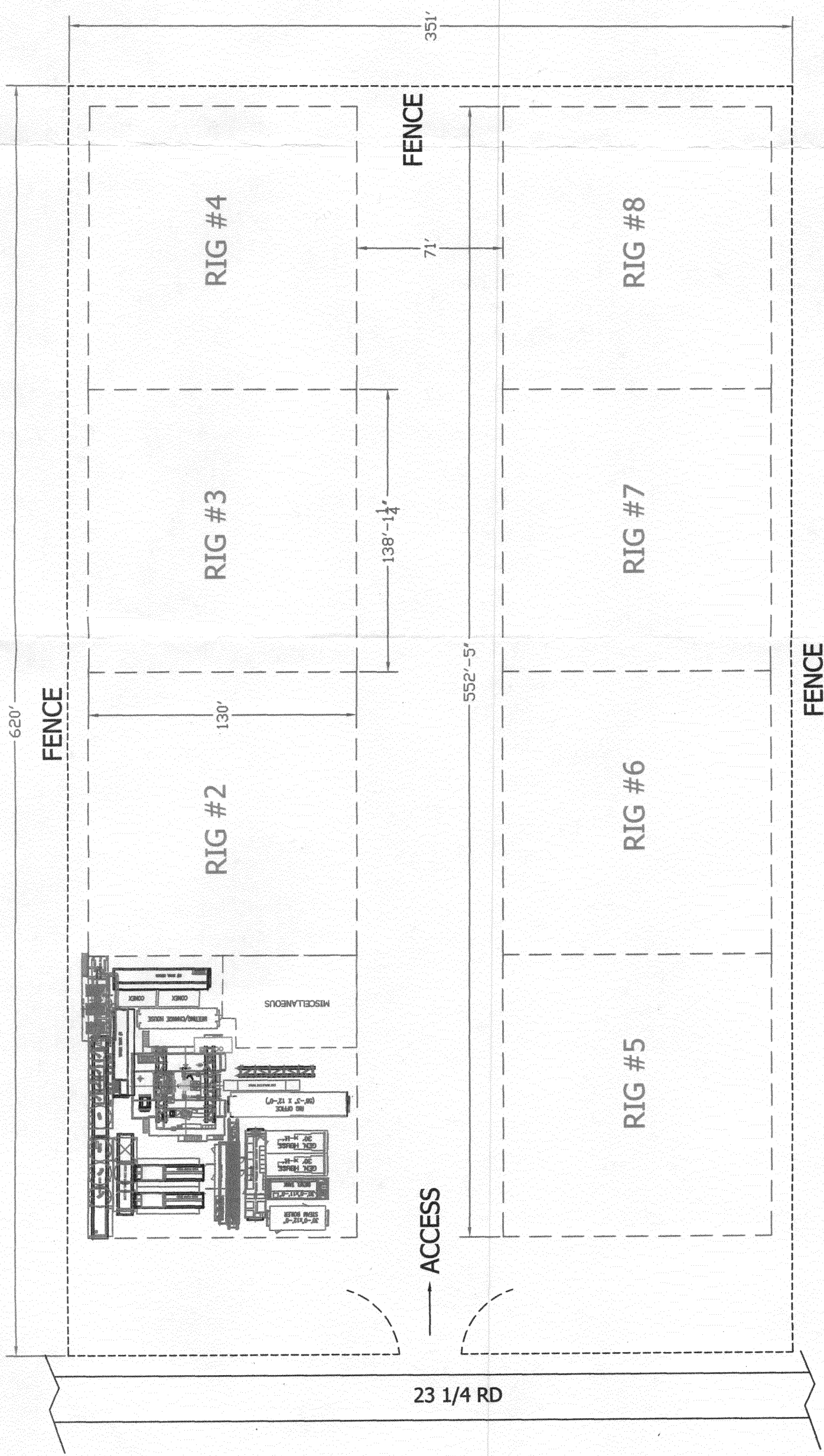
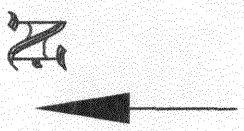
** for placement of sign prior to review. per Ronnie RE*

PAYMENT
MAR 11 2009
RE

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no water or sewer</u>
Utility Accounting <u>Done</u>			Date <u>3/11/09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

Site plan
 - gravel
 - access



ACCEPTED *[Signature]*
 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.

PROPRIETARY
 THIS DRAWING AND THE IDEAS AND INFORMATION INCLUDED IN THIS DRAWING ARE PROPRIETARY AND ARE NOT TO BE REPRODUCED, DISTRIBUTED OR DISCLOSED IN ANY MANNER, WITHOUT THE PRIOR, WRITTEN CONSENT OF A DULY AUTHORIZED OFFICER OF HELMERICH & PAYNE INT'L DRILLING CO.

HELMERICH & PAYNE INTERNATIONAL DRILLING CO.
 2345 ROAD, GJ - H&P YARD

ENGINEERING APPROVAL	DATE	TITLE
CUSTOMER	2345 ROAD, GJ - H&P YARD	
PROJECT		
DRAWN: RFM	DATE: 02.16.09	DWG. NO.: 001
SCALE: N/A	SHEET: 1 OF 1	REV: A

REV	DATE	DESCRIPTION	BY
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△			
△			
△			
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