

| | |
|------------------------------------|------------------|
| Planning \$ <u>10⁰⁰</u> | Drainage \$ |
| TCP \$ | School Impact \$ |
| Inspection \$ | |

| |
|-----------------|
| Bldg Permit No. |
| File # |

Act # 11009-1

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 767 Valley Court

SUBDIVISION Valley West

FILING 3 BLK _____ LOT 7

TAX SCHEDULE NO. 2697-361-03-001

SQ. FT. OF EXISTING BLDG(S) 26,724

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER Speedy Heavy Hauling Inc.

ADDRESS 1860 Blake St. Ste 400

CITY/STATE/ZIP Denver, CO 80202-5964

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER N/A CONSTRUCTION

APPLICANT Speedy Heavy Hauling Inc.

ADDRESS 610 25 Road

CITY/STATE/ZIP Grand Junction, CO 81505

TELEPHONE 970-241-3420

USE OF ALL EXISTING BLDG(S) Office/Shop/Storage

DESCRIPTION OF WORK & INTENDED USE: Install 20,000 gallon fuel tank

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

| | |
|--|---|
| ZONE <u>1-1</u> | LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> |
| SETBACKS: FRONT: <u>15'25"</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 | PARKING REQUIREMENT: <u>none</u> |
| MAX. HEIGHT <u>40'</u> | FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/> |
| MAX. COVERAGE OF LOT BY STRUCTURES _____ | SPECIAL CONDITIONS: _____ |

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 *Drumh* Date 2/2/09

Planning Approval *Mehdi Hashid* Date 2/12/09

| | | | |
|---|-----|--|--------------------------|
| Additional water and/or sewer tap fees(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>NO Change</u> |
| Utility Accounting | | | Date <u>2-13-09</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)

EXISTING STORAGE YARD

EX. 25,924 SQ. FT. SHOP AND OFFICE BUILDING

LOT 8
VALLEY WEST FILING 3
ZONING: I-1

6" DIA. BOLLARDS
APP. 4 FT. CENTERS
4 FT. FROM TANK

13 FT. BY 63 FT.
CONCRETE PAD
W/ 4" CURB ON
PERIMETER

PROPOSED
20,000 GALLON
TWO WALL FUEL
TANK

EX. 20' BY 40'
STORAGE BUILDING

LOT 5
VALLEY WEST FILING 1
ZONING: I-1
LAND USE: GRAND VALLEY HYUNDAI

50 FT.
GATE

6' NATURAL GAS
EASEMENT

ACCEPTED *Wendy Spurr 2/13/09*
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.

SWALE

LOT 6
VALLEY WEST FILING 2
ZONING: I-1
LAND USE: I-70 MAXI STORAGE

