

TCP \$
Drainage \$
SIF\$
Inspection \$

Planning \$ <u>10⁰⁰</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

15450-0

Building Address 3199 D. Road (365 32 Rd)

Parcel No. 2943-221-15-001

Subdivision Corn

Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing 15,000 Sq. Ft. Proposed 2,100

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Halliburton Energy Services

Address 3199 D. Rd.

City / State / Zip Grand Jct., CO 81504

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)

Addition Change of Business

Other: _____

APPLICANT INFORMATION:

Name Steve Foster / FCI Constructors

Address P.O. Box 1767

City / State / Zip Grand Jct., CO 81502

Telephone 970 - 523 - 5028

* FOR CHANGE OF USE:

*Existing Use: Chem storage Building
~~Cement block plant~~

*Proposed Use: Same as above

Estimated Remodeling Cost \$ 75,000.00

Current Fair Market Value of Structure \$ _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE E-1 Maximum coverage of lot by structures FEB 10 2010

SETBACKS: Front 5/25 from property line (PL) Landscaping/Screening Required: YES NO

Side 10/10 from PL Rear 10/10 from PL Parking Requirement _____

Maximum Height of Structure(s) _____ Floodplain Certificate Required: YES NO

Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials) 100 year
Need an as-built for flood plain certification

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Signature [Signature] Date 2/16/2010

Planning Approval [Signature] Date 2/16/10

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>2/16/10</u>		

PREPARED BY:



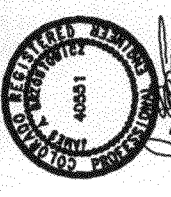
DREXEL, BARRELL & C
 Engineers-Surveyors
 1221 1/2 STREET, SUITE 310
 GRAND JUNCTION, COLORADO 81502
 CONTACT: JIM BARZDOWICZ, P.
 (970) 242-4333
 LICENSE: COLORADO 15995 - SURVEYOR
 REGISTERED PROFESSIONAL ENGINEER

HALLIBURTON
 OWNER:
 DEVELOPER:
 2785 D ROAD
 GRAND JUNCTION, COLORADO 81502
 CONTACT: WAYNE BROCKWIRE

FCI
 Constructors, Inc.
 3070 N 70 BUSINESS LOOP, BLDG. A
 GRAND JUNCTION, COLORADO 81502
 (970) 241-8043
 CONTACT: DAVE FUCHSNOT

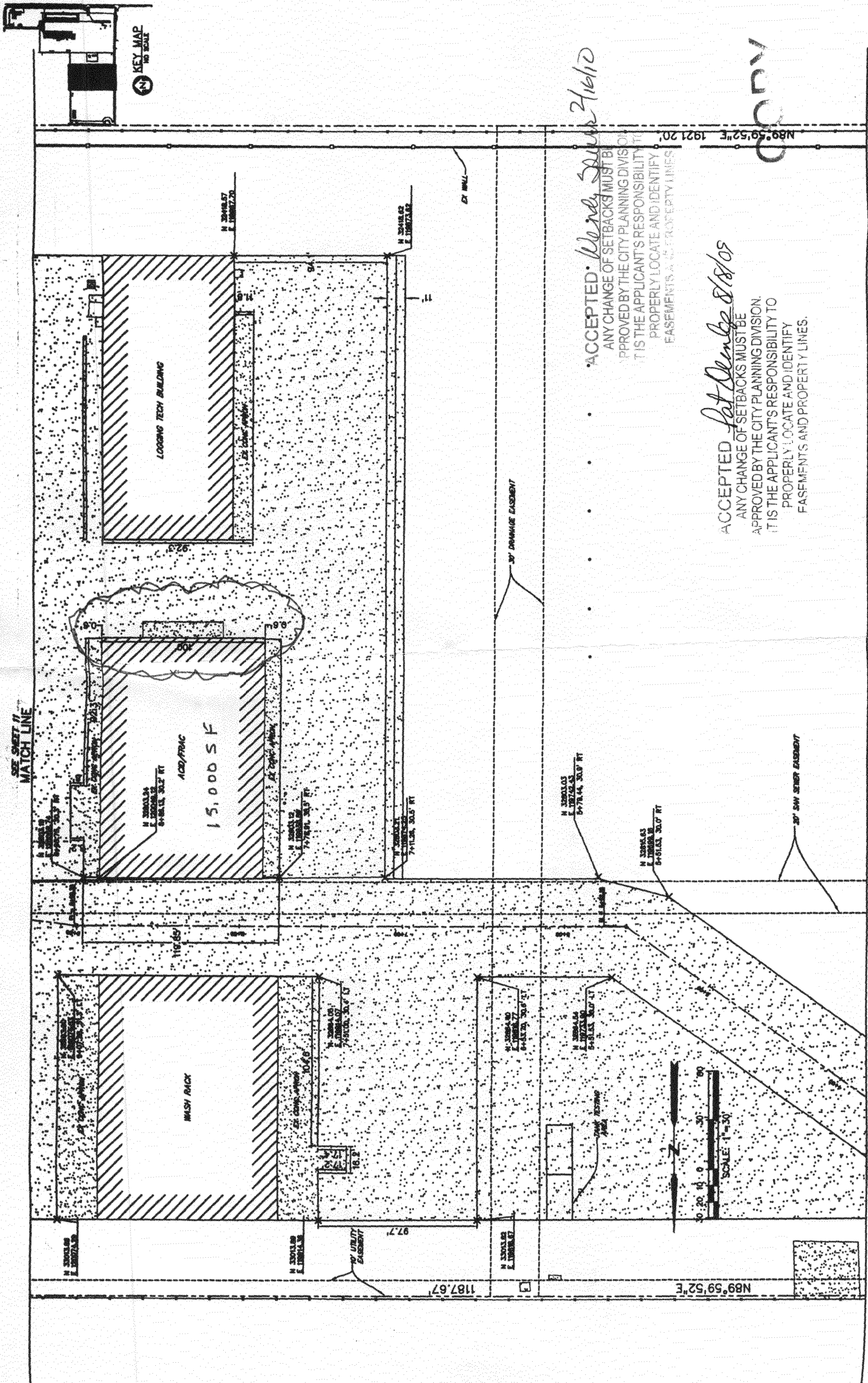
CONSTRUCTION DOCUMENTS FOR
HALLIBURTON
GRAND JUNCTION
SITE PAVING
 52 ROAD AND D ROAD
 CITY OF GRAND JUNCTION, COLORADO

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



02/03/09
 DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: NONE

SITE PLAN
(2 OF 5)
 PROJECT NO.: JT025-1



SEE SHEET 7
 MATCH LINE

MATCH LINE
 SEE SHEET 9

ACCEPTED: Wendy... 2/16/10
 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.

ACCEPTED: Pat Denby 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 LINDSAY SEE SHEET 6

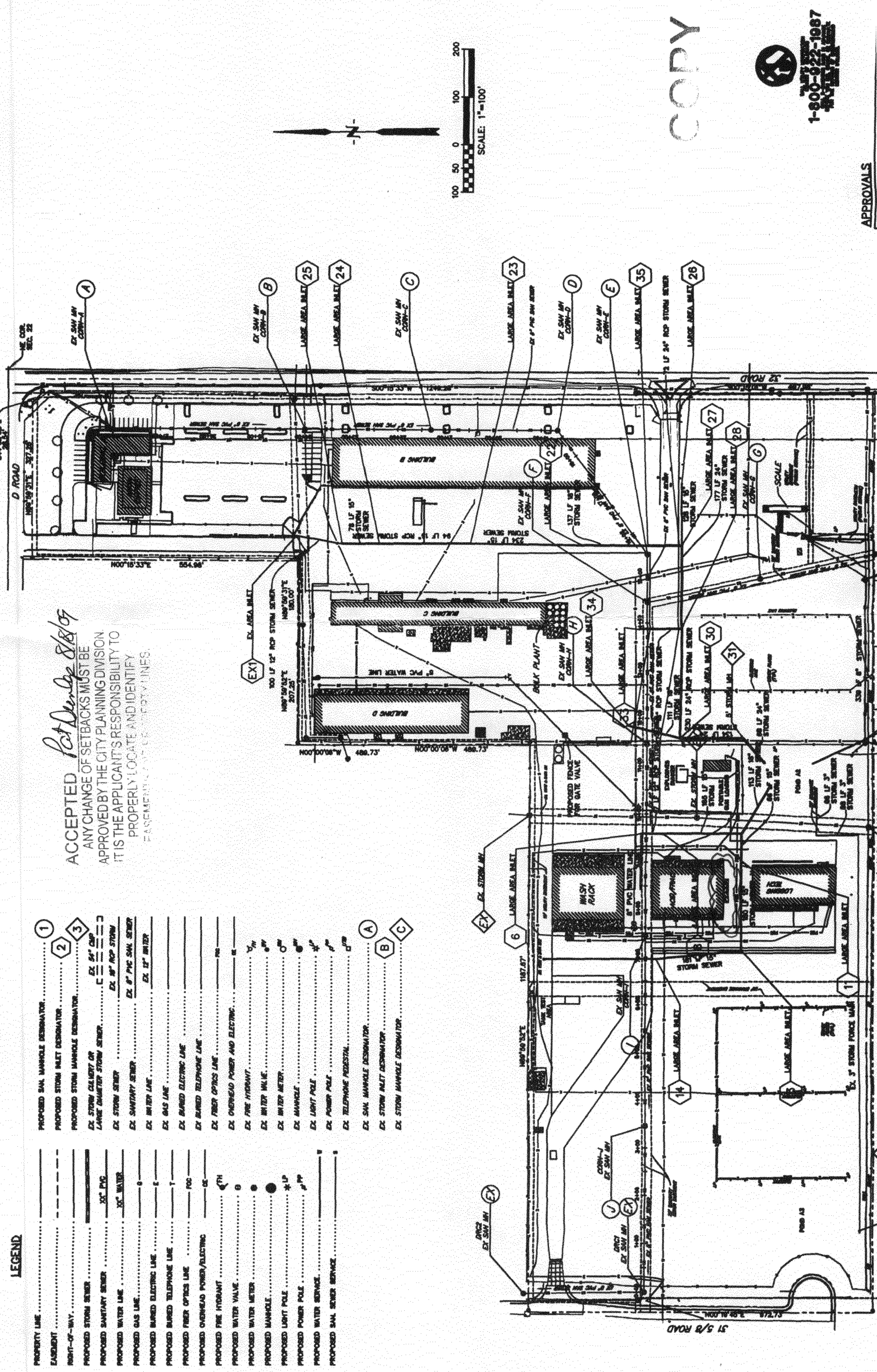
APPROVALS

CITY OF GRAND JUNCTION DEVELOPMENT COUNCIL	DATE
CITY OF GRAND JUNCTION	DATE



ACCEPTED *Andy Spurr* 2/16/10
 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.

PREPARED BY: DREXEL, BARRELL & CO. ENGINEERS - SURVEYORS 123 N 7TH STREET, SUITE 300 GRAND JUNCTION, COLORADO 81501 CONTACT: JIM BRZOSTOWICZ, P.E. (970) 442-4338 www.drexelbarrell.com	OWNER: HALLIBURTON 3780 D ROAD GRAND JUNCTION, COLORADO 81502 CONTACT: WAYNE BROCKSHIRE	DEVELOPER: FCI Constructors, Inc. 3070 I-70 BUSINESS LOOP, BLDG. A GRAND JUNCTION, COLORADO 81502 CONTACT: DAVE KALSHOFF	CONSTRUCTION DOCUMENTS FOR: HALLIBURTON GRAND JUNCTION SITE PAVING 32 ROAD AND D ROAD CITY OF GRAND JUNCTION, COLORADO	ISSUE CITY SUBMITTAL ADDENDUM 1	DATE 12/15/08 02/03/09
				DESIGNED BY: JAB DRAWN BY: SWS CHECKED BY: JAB FILE NAME: HOSHOUP01	



LEGEND

PROPERTY LINE
EASEMENT	---
RIGHT-OF-WAY	---
PROPOSED STORM SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER LINE	---
PROPOSED GAS LINE	---
PROPOSED BURIED ELECTRIC LINE	---
PROPOSED BURIED TELEPHONE LINE	---
PROPOSED FIBER OPTICS LINE	---
PROPOSED OVERHEAD POWER/ELECTRIC	---
PROPOSED FIRE HYDRANT	○
PROPOSED WATER VALVE	○
PROPOSED WATER METER	○
PROPOSED MANHOLE	○
PROPOSED LIGHT POLE	○
PROPOSED POWER POLE	○
PROPOSED WATER SERVICE	---
PROPOSED SAN. SEWER SERVICE	---

PROPOSED SAN. MANHOLE DESIGNATOR	①
PROPOSED STORM INLET DESIGNATOR	②
PROPOSED STORM MANHOLE DESIGNATOR	③
EX. STORM CLEAREY OR LARGE DIAMETER STORM SEWER	EX 1" PVC
EX. STORM SEWER	EX 18" RCP STORM
EX. SANITARY SEWER	EX 8" PVC SAN. SEWER
EX. WATER LINE	EX 12" WATER
EX. GAS LINE	---
EX. BURIED ELECTRIC LINE	---
EX. BURIED TELEPHONE LINE	---
EX. FIBER OPTICS LINE	---
EX. OVERHEAD POWER AND ELECTRIC	---
EX. FIRE HYDRANT	○
EX. WATER VALVE	○
EX. WATER METER	○
EX. MANHOLE	○
EX. LIGHT POLE	○
EX. POWER POLE	○
EX. TELEPHONE POST/STAL	○
EX. SAN. MANHOLE DESIGNATOR	A
EX. STORM INLET DESIGNATOR	B
EX. STORM MANHOLE DESIGNATOR	C

ACCEPTED *Pat DeLong 8/8/09*
 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.

COPY

REGISTERED PROFESSIONAL ENGINEER
 JIM BRZOSTOWICZ
 NO. 40551
 STATE OF COLORADO
 EXPIRES 02/03/09

DRAWING SCALE
 HORIZONTAL: 1" = 100'
 VERTICAL: NONE

OVERALL UTILITY
 DI AN

1-800-822-1987

APPROVALS