

FEE \$ 10⁰⁰

BLDG PERMIT NO. 49998

PLANNING CLEARANCE

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

Grand Junction Community Development Department

2013-2007-01-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 560 25 Road

TAX SCHEDULE NO. 2945-102-00-948

SUBDIVISION _____

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

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Ute Water Cons. Dist.

NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 560 25 Road

NO. OF BLDGS ON PARCEL BEFORE: 4 AFTER: 4 CONSTRUCTION

(1) TELEPHONE 242-7491

USE OF ALL EXISTING BLDGS Ute water

(2) APPLICANT Eaton Metal Products

DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 2486 W. Mesa Ct.

Above Ground Fuel System Inst.

(2) TELEPHONE 245-0144

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2

Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) or 55 from center of ROW, whichever is greater

Parking Reqmt. for 2 fuel tanks only!

Side 0' from PL Rear 0' from PL

Special Conditions: accessory use to Ute Water facility; must meet Fire Dept. Reqmts

Maximum Height 40'

Maximum coverage of lot by structures _____

CENSUS TRACT _____ TRAFFIC ZONE _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 G.J. 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 10/3/94

Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A

Utility Accounting Miller Joubert Date 10 3 94

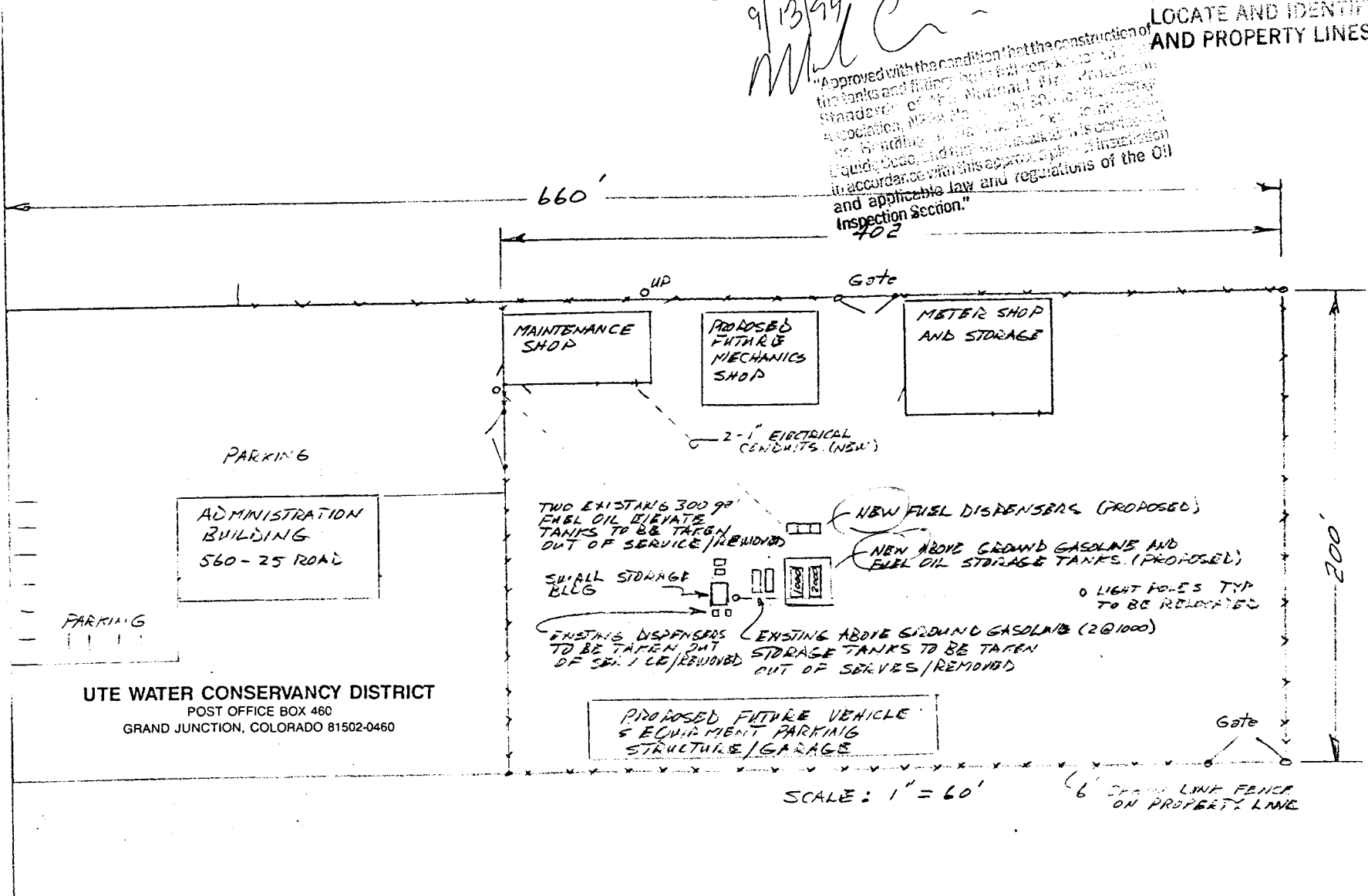
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *B. Edwards, 10/3/94*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*OR 56-94
 9/13/94
 MLC*

"Approved with the condition that the construction of the tanks and filling be in full compliance with the Standard of the National Fire Protection Association, National Fire Protection Association, and the International Brotherhood of Liquid Code, and that the applicant is responsible in accordance with this approval of inspection and applicable law and regulations of the Oil Inspection Section."



UTE WATER CONSERVANCY DISTRICT
 POST OFFICE BOX 460
 GRAND JUNCTION, COLORADO 81502-0460

SCALE: 1" = 60'

6' CHAIN LINK FENCE ON PROPERTY LINE