

FEE \$ paid w/ CUP

BLDG PERMIT NO. 50489

PLANNING CLEARANCE

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

Grand Junction Community Development Department

1001-1500-03-9

198

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~202~~ 4th Ave. TAX SCHEDULE NO. 2945-232-04-001

SUBDIVISION D9 RGW RR (a part of 202 4th) SQ. FT. OF PROPOSED BLDG(S)/ADDITION two 1 mil gal. tanks

FILING 1 BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER KOCH MATERIALS NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 202 4th AVE

(1) TELEPHONE 303 241 1135 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION

(2) APPLICANT MARSHALL PROTHERO USE OF ALL EXISTING BLDGS Storage tanks, oil tanks, etc.

(2) ADDRESS 1916 N. 9th St DESCRIPTION OF WORK & INTENDED USE: place two

(2) TELEPHONE 303 245 2406 1 mil. gal. tanks

✓ 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 E-2 Landscaping / Screening Required: YES NO _____

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt _____
_____ from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: file # 145-94 landscaping must be in requirement prior to use of tanks

Maximum Height 65 CENSUS TRACT 9 TRAFFIC ZONE 43

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 Marshall Prothero Date 11-4-94

Department Approval Kathleen M. Porter Date 11-4-94

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

Utility Accounting Millie Fowler Date 11-4-94

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)