

FEE \$ <u>paid</u>
TCP \$ <u> </u>
RAINAGE FEE \$ <u> </u>

BLDG PERMIT NO. <u>53351</u>
FILE # <u>COU-95-4.7</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

<small>THIS SECTION TO BE COMPLETED BY APPLICANT</small>	
BLDG ADDRESS <u>825 First Ave</u>	TAX SCHEDULE NO. <u>2945 231 01 011</u> <u>2945 231 01 020</u> <u>2945 231 01 021</u> <u>2945 231 01 022</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>Not Applicable</u> <u># 1 5000 Sq Ft</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u># 2 3200 Sq Ft</u>
(1) OWNER <u>Coors Energy Company</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>0</u> CONSTRUCTION
(1) ADDRESS <u>P.O. Box 467, Golden Colo 80402</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> CONSTRUCTION
(1) TELEPHONE <u>303-277-3458</u>	USE OF ALL EXISTING BLDGS <u>Vacant - Formerly Insulation Manufacturing</u>
(2) APPLICANT <u>Conservancy Oil Co. of Grand Junction, Inc.</u>	DESCRIPTION OF WORK & INTENDED USE: _____
(2) ADDRESS <u>P.O. Box 1677 Grand Junction Colo.</u>	
(2) TELEPHONE <u>970-243-6934</u>	<u>Wholesale Motor Oil & Lubricants Distribution</u>

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

<small>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</small>	
LINE <u>1-1</u>	Landscaping / Screening Required: YES <input type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>existing</u>
Side _____ from PL <u>Jan 1995</u>	Special Conditions: <u>Building permit is required. Must meet all Building and Fire Code requirements - Final inspection by FD required before above ground tanks are used.</u>
Maximum Height _____	CENS.T. _____ T.ZONE _____ ANNEX # _____
Maximum coverage of lot by structures _____	

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 Thomas M. Herbert, Treasurer Date Aug 16, 1995

Department Approval Kathleen M. Porter Date 8/5/95

Additional water and/or sewer tap fee(s) are required: YES NO WIO No. 2001-2800-05-7

Utility Accounting Checkbook Date 9-6-95

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

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