

FEE \$	1000
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	55738
FILE #	—

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

✓
 11/20/95
 BK2

3025-0100-01-D

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 787 VALLEY COURT TAX SCHEDULE NO. 2697-361-03-015

SUBDIVISION Valley West SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA

FILING 3 BLK — LOT 11 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER GE AMERICAN NO. OF DWELLING UNITS BEFORE: NA AFTER: NA CONSTRUCTION

(1) ADDRESS 787 VALLEY CT NO. OF BLDGS ON PARCEL BEFORE: NA AFTER: NA CONSTRUCTION

(1) TELEPHONE (818) 967-4287 USE OF ALL EXISTING BLDGS COMMUNICATIONS

(2) APPLICANT AMAN ENVIRONMENTAL CONST DESCRIPTION OF WORK & INTENDED USE: REMOVE

(2) ADDRESS 614 E EDNA PLACE ONE (1) 8,000 GALLON OUST & INSTALL
ONE (1) 4,000 GALLON AST

(2) TELEPHONE (818) 967-4287

✓ 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 F-1 Landscaping / Screening Required: YES NO

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

Side _____ from PL Rear _____ from PL Special Conditions: Firedept. approval required

Maximum Height _____ CENS.T. 15 T.ZONE 100 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 Ronnie Edwards (KP) Date 9/14/95

Department Approval Ronnie Edwards (KP) Date 9-14-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. N/A - no change in use

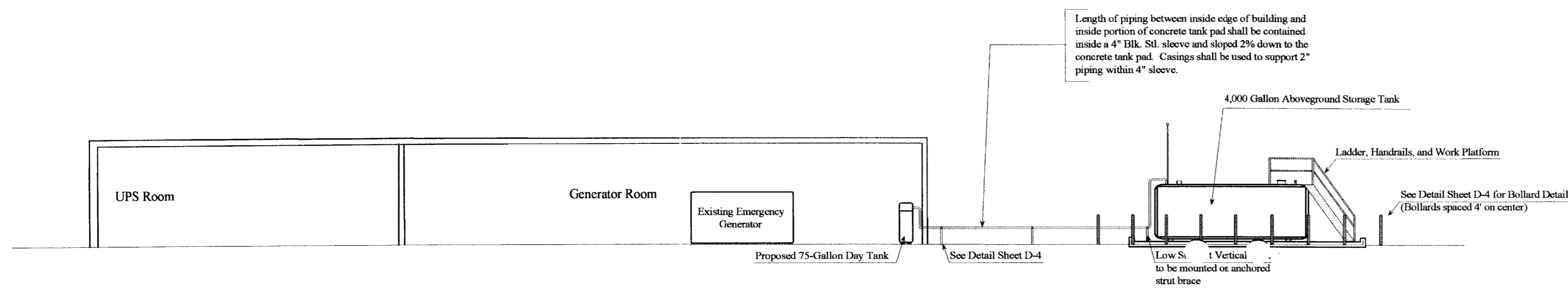
Utility Accounting Millicie Fowler Date 9-14-95

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)

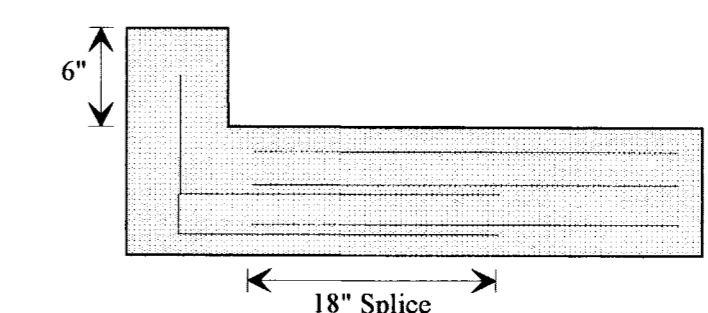
PROFILE VIEW

1"=10'

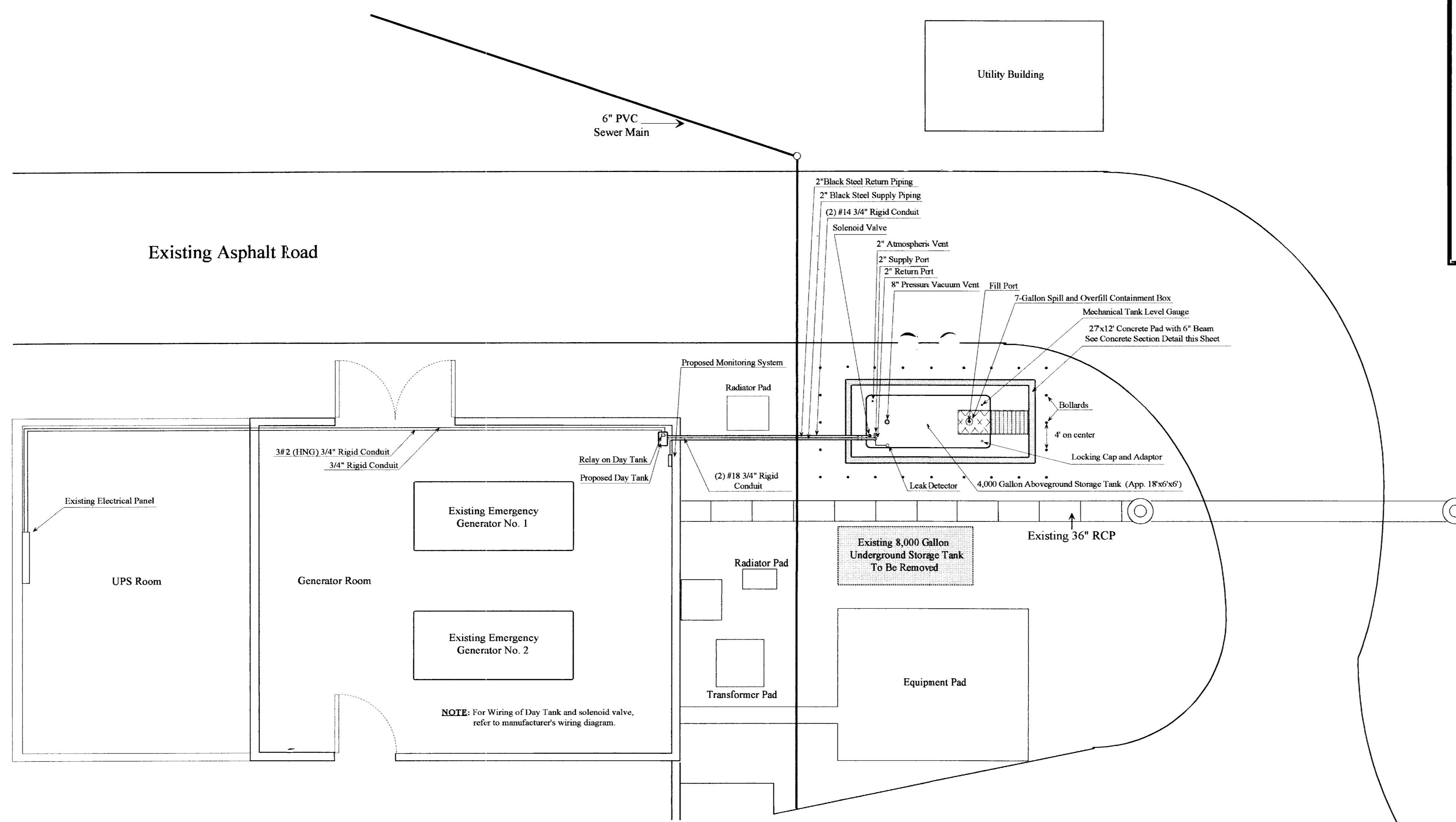


PLAN VIEW

1"=10'

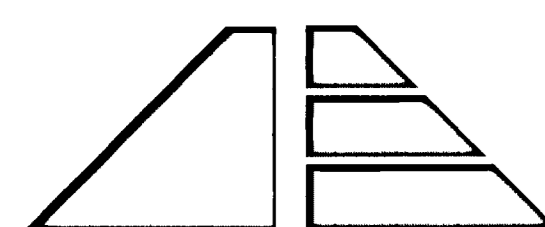


Concrete Cross-Section
 (Note: Concrete must conform with all Manufacturer's specifications for installation of 4,000 gallon aboveground storage tank)
 For Specifications, call Amcor Precast @ (310) 791-1100



Donnie (KP) 9/14/95

NOTE: For Wiring of Day Tank and solenoid valve, refer to manufacturer's wiring diagram.



AMAN ENVIRONMENTAL CONSTRUCTION INC.
 614 East Edna Place
 Covina, California 91723
 (818) 967-4287

Emergency Generator System Plan and Profile View
 G.E. American Communications / Grand Junction TT&C
 787 Valley Court
 Grand Junction, CO 81505
 (303) 241-8300

JOB #:	95-8026	SHEET:	A-1
DATE:	09/01/95	DESIGN BY:	BSL
CHECKED BY:	DP		