

(Bldg permit
pre-elevated)

Planning \$ <u>10.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>502187</u>
FILE # <u>145-94</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Fourth

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 202 ~~7th~~ *4th* Ave. TAX SCHEDULE NO. 2945-232-04-001

SUBDIVISION D & RGW RR Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION

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

(1) OWNER Koch Materials co. NO. OF DWELLING UNITS
PO Box 2338 BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 4111 E. 37th St North NO. OF BLDGS ON PARCEL
Wichita, KS 67201 BEFORE: 4 AFTER: 4 CONSTRUCTION

(1) TELEPHONE (316) 828-7212 USE OF ALL EXISTING BLDGS office & storage tanks

(2) APPLICANT Koch Materials Co. DESCRIPTION OF WORK & INTENDED USE: Replace 1
50,000 gal. tank with 4 smaller tank totalling
approx. 70,000

(2) ADDRESS 202 4th Avenue
Grand Junction, CO 81501

(2) TELEPHONE (970) 241-1135

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 I-2 Landscaping / Screening Required: YES X NO

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

Side from PL Rear from PL Special Conditions: as per CUP approval
 from PL

Maximum Height to 35' called tank proposed - Must meet all Building & Fire Code
 requirements

Maximum coverage of lot by structures Census Tract 9 Traffic Zone 100 Annx #

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 2/27/97

Department Approval *[Signature]* Date 2/27/97

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. 1001-1490-0626

Utility Accounting *[Signature]* Date 2-27-97

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)