

City Facility

Planning \$ <u>N/C</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>14208</u>
FILE #

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2549 River Road TAX SCHEDULE NO. 2945-152-00-941

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 403

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

(1) OWNER City of Grand Jct. NO. OF DWELLING UNITS  
BEFORE: — AFTER: ⊕ CONSTRUCTION

(1) ADDRESS 250 N. 5th St

(1) TELEPHONE — NO. OF BLDGS ON PARCEL  
BEFORE: 2 + tanks AFTER: 3 + tanks CONSTRUCTION

(2) APPLICANT Bill Beaver USE OF ALL EXISTING BLDGS Chemical Storage/Feed

(2) ADDRESS 2145 River Road DESCRIPTION OF WORK & INTENDED USE: Build Ferrrous

(2) TELEPHONE 244-1487 Chloride Containment/Feed Buildings

✓ 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 PZ Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) or 55 from center of ROW, whichever is greater Parking Req'mt —

Side 0' from PL Rear 0' from PL Special Conditions: —

Maximum Height 65'

Maximum coverage of lot by structures — Census Tract 1401 Traffic Zone 92 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 Bill Beaver Date 5-15-98

Department Approval Gonnie Edwards Date 5-15-98

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 1364-867

Utility Accounting Chick Date 5-15-98

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

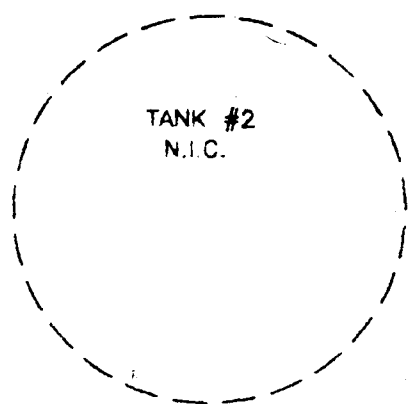
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

28'-4"

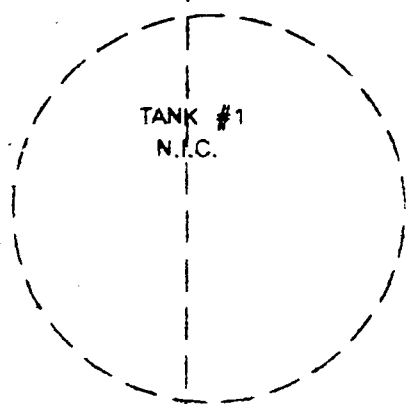
4'-1"

21'-8"

4'-8"

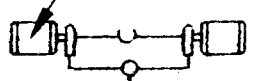


TANK #2  
N.I.C.



TANK #1  
N.I.C.

METER PUMPS NIC



3" PVC UNDER  
SLAB

DN

SCHED. 80 PVC RAIL

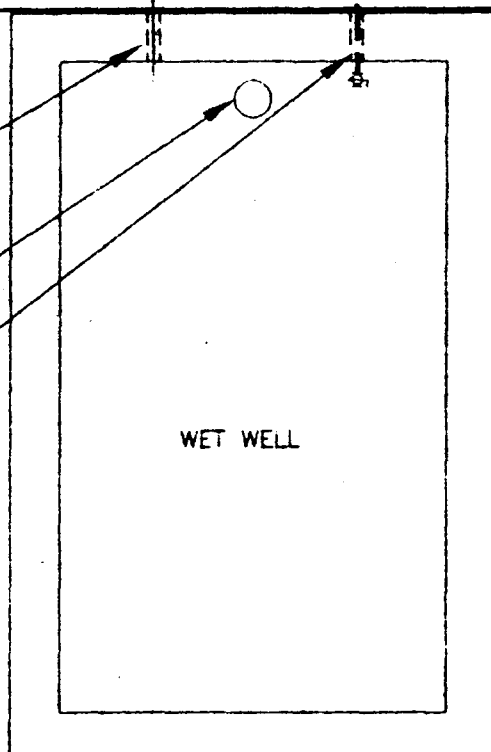
10X9 O. H. DOOR

R NEW

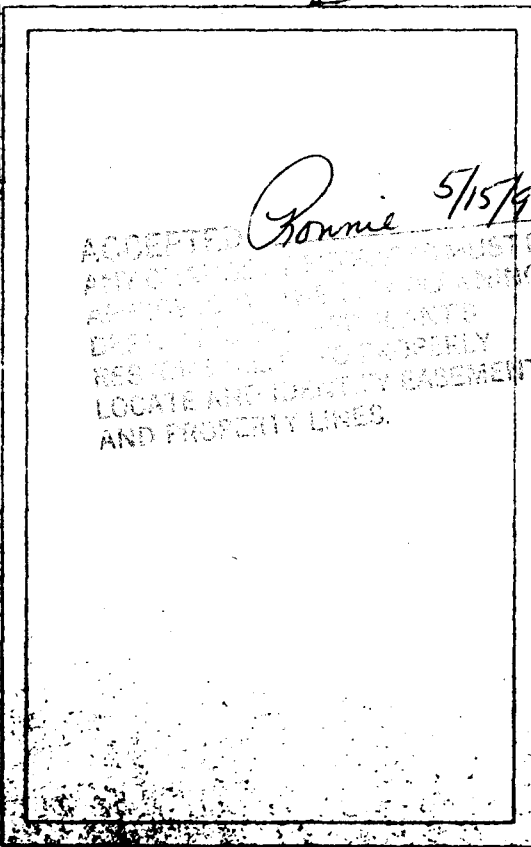
DRILL EXISTING  
CONCRETE WALL

DRILLING VALVE

DRILL EXISTING  
CONCRETE WALL AND  
AROUND NEW



WET WELL



ACCEPTED *Ronnie* 5/15/98 B.N.  
ANY CHANGES TO THIS PLAN MUST BE  
APPROVED BY THE ENGINEER AND  
RECORDED IN THE COUNTY CLERK'S  
OFFICE. THE CONTRACTOR SHALL  
LOCATE AND MARK ALL EASEMENTS  
AND PROPERTY LINES.

FLOOR PLAN



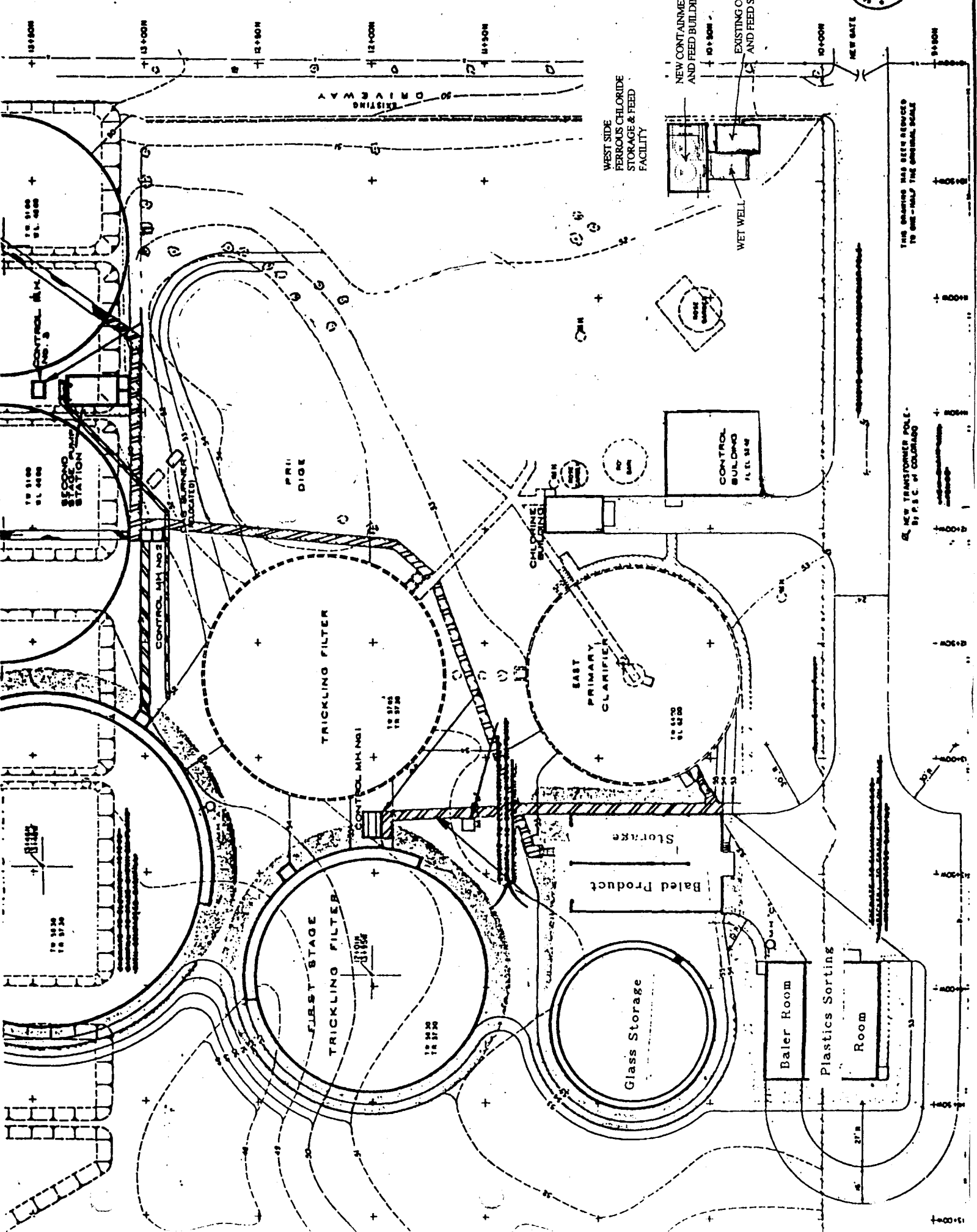
- MANHOLE
- HYDRANT
- SIDEWALK
- CONTOUR
- DRAINAGE CHANNEL
- FENCE
- TREE
- DRIVEWAY

ACCEPTED *Boone* 5/15/98  
 ANY CHANGE TO SETBACKS MUST  
 APPROVE WITH THE COUNTY PLANNING  
 DEPARTMENT AND ADJACENT  
 RESPONSIBLE TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENT  
 AND PROPERTY LINES.

WATER POLLUTION CONTROL PL  
 ENLARGEMENT  
 GRAND JUNCTION, COLORADO

**SITE PLAN**

PREPARED BY: **BOONE & BOGARDUS**  
 ENGINEERS & ARCHITECTS  
 73280 GRAND JUNCTION, CO. 81501



THIS DRAWING HAS BEEN REVISED  
 TO ONE-HALF THE ORIGINAL SCALE

NEW TRANSFORMER POLE  
 BY P.S.C. OF COLORADO

