

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

BLDG PERMIT NO. <u>71004</u>
FILE # <u>ANX-1999-107</u>

PLANNING CLEARANCE

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

EA

23771-15293

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS 2790 D ROAD
 SUBDIVISION RAIL YARD - UNION PACIFIC
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-134-00-024
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1000
 SQ. FT. OF EXISTING BLDG(S) 100

OWNER UNION PACIFIC RAILROAD
 ADDRESS 800 SEMINOLE Rd., DENVER, CO
 TELEPHONE (303)964-4457 (MARK ROSS)
 APPLICANT SAME AS OWNER
 ADDRESS _____
 TELEPHONE _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Railroad facilities
 DESCRIPTION OF WORK & INTENDED USE: _____

CONSTRUCTION OF NEW OIL-WATER
 SEPARATOR FACILITY

✓ 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 proposed I-1
 SETBACKS: FRONT: _____ from Property Line (PL) or
45' from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL
 MAXIMUM HEIGHT 65'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: none
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 8 TRAFFIC ZONE 55 ANNEX _____

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 Grand Junction 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]
 Department Approval Kathy [Signature]

Date 2/19/99
 Date 5/6/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>at this time</u>
Utility Accounting <u>[Signature]</u>			Date <u>6/7/99</u>

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