

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>1,900.00</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>75793</u>
FILE # <u>SPR-200-132</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 825 First Ave
 SUBDIVISION City
 FILING --- BLK 4 LOT ---
 OWNER CONSERVANCY OIL GROUP
 ADDRESS 2220 2ND ST SW
ALBUQ NM 87102
 TELEPHONE 505 243-7434
 APPLICANT ABQ ENG INC
 ADDRESS 1631 E MAIN NE STE C
ALBUQ NM 87111
 TELEPHONE 505 255-7802

TAX SCHEDULE NO. 2945-231-01-011,021
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4188
 SQ. FT. OF EXISTING BLDG(S) 4800
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

USE OF ALL EXISTING BLDGS: Warehouse/Shelter
 DESCRIPTION OF WORK & INTENDED USE: Construct
8-5000 gallon storage tanks, secondary
containment and canopy shelter

✓ 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-1
 SETBACKS: FRONT: 15/25 from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 5/5 from PL REAR: 10/10 from PL
 MAXIMUM HEIGHT 40
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 2.0 FAR

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: 0
 SPECIAL CONDITIONS: Retain all required land-
scape materials, but plant an area that
will not conflict with 24 swing gate.
 CENSUS TRACT 8 TRAFFIC ZONE 44 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] Date 8/30/2000
 Department Approval [Signature] Date 9/18/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>---</u>
Utility Accounting <u>[Signature]</u>			Date <u>10-9-00</u>

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

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