

2/6/86

C.O. released 10/3/88

(also see #25629)

24851

PLAN # _____
Fee \$25.00

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 616 Carter Foresight St.

SQ FT OF BLDG: 20,000

SUBDIVISION: _____

SQ FT OF LOT: 174,240

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 2945-033-13-001
002
003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: Emerson Deford

None

ADDRESS: 29606 Cr. 118 W.P. 3

USE OF ALL EXISTING BUILDINGS: _____

PHONE: Elkhart, Ind. 46517
241-0236

DESCRIPTION OF WORK AND INTENDED USE:
new flute factory

FOR OFFICE USE ONLY

ZONE: PI

FLOOD PLAIN: YES NO

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: _____

CENSUS TRACT NUMBER: 10

MAXIMUM HEIGHT: As per Plan

SPECIAL CONDITIONS: Traffic
27

PARKING SPACES REQUIRED: _____

As per attached letter
Bob Golwin, memo Dr Newton

LANDSCAPING/SCREENING: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).
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 SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Robert Whinner
SIGNATURE

DATE APPROVED: 2/6/86

APPROVED BY: Rande Wertz



Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1628

February 5, 1986

Mr. Bob Turner
Alco Building Co.
599 - 25 Road
Grand Junction, CO 81501

RE: Emerson Instruments Building

Dear Mr. Turner:

This is based in part on our discussion of February 5th. After reviewing your proposal regarding the Emerson Instruments Building, this department requires the following items to be addressed prior to the issuance of the building permit or certificate of occupancy.

- 1) A detailed landscape plan must be submitted for review to ensure compliance with the City's Zoning and Development Code.
- 2) Any parking designated for visitors or employees must be signed accordingly, with flow arrows indicating traffic circulation.
- 3) The trash pickup location is to be verified with the Sanitation Department.
- 4) Any use for the vacant area to the north must be reviewed prior to any site work being undertaken.
- 5) The sign detail is acceptable and in compliance with the sign allowance. However, a separate sign permit must be obtained by a licensed sign contractor.
- 6) All other review agency comments regarding drainage, sight distance, etc. must be met.

Mr. Bob Turner
February 5, 1986
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We hope you will be able to accommodate these concerns in a timely fashion. If you have questions or need clarification of these items, please feel free to contact me at 244-1648.

Good luck with your new enterprise!

Sincerely

A handwritten signature in black ink, appearing to read "Bob Goldin", written over the word "Sincerely".

Bob Goldin
Senior Planner

BG/tt

M E M O R A N D U M

TO: Bob Goldin
FROM: Don Newton *JN*
DATE: February 6, 1986
RE: EMERSON MUSICAL INSTRUMENTS DEVELOPMENT

I have reviewed the site plan for the proposed development and have the following comments:

1. Driveway cuts are approved as submitted. A curb cut permit was issued on Feb. 4, 1985.
2. Due to the lack of a nearby storm sewer, runoff from the building roof and parking lots will be collected on the surface and discharged into the street through driveway cuts.

Wherever possible, roof drains should be outlet onto landscaped areas to decrease and detain storm runoff from the roof.

3. Fire protection should be reviewed by the City Fire Department.

JN:pb

cc: Jim Shanks
File