

DATE SUBMITTED 7/30/93

BUILDING PERMIT NO. 457861

FEE \$ paid

PLANNING CLEARANCE

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

BLDG ADDRESS 1031 So. 15th

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5,000 sq. ft.

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 5,300 sq. ft.

FILING _____ BLK _____ LOT _____

NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. 2945-242-12015

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

OWNER Cactus Coatings

USE OF EXISTING BLDGS Warehouse, Manufacturing

ADDRESS 1031 So. 15th

DESCRIPTION OF WORK AND INTENDED USE:
5,000 sqft steel storage building

TELEPHONE 241-3011

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE I-2

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or 35' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 0 from property line

CENSUS TRACT 8 TRAFFIC ZONE 44

Rear 0 from property line

Parking Req'mt see file

Maximum Height 65

File Number #87-93

Maximum coverage of lot by structures _____

Special Conditions: see Site Plan Review

Landscaping/Screening, Req'd as per site plan
Drainage fee paid - \$682.00

file #87-93

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval Kathy Porter

Applicant Signature [Signature]

Date Approved 7/30/93 01010/03

Date 7/30/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)