

DATE SUBMITTED 12-13-93

BUILDING PERMIT NO. 47175

FEE \$ 5.00

### PLANNING CLEARANCE

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

BLDG ADDRESS 716 ARROW W. Rd.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000 sq ft office Add-on within warehouse

SUBDIVISION ARROW WEST Com.

SQ. FT. OF EXISTING BLDG(S) 3/4 ACRE +/-

ARROW WEST Com. SUB. FILING \_\_\_\_\_ BLK 1 LOT 16

TAX SCHEDULE NO. 2701-314-01-02

NO. OF FAMILY UNITS N.A.

OWNER Bookcliff Manufacturing

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 716 ARROW WEST Rd.

USE OF EXISTING BLDGS Warehouse

TELEPHONE 241-7682

DESCRIPTION OF WORK AND INTENDED USE: OFFICE Add-on - interior remodel

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

ZONE I-1

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side \_\_\_\_\_ from property line

CENSUS TRACT 9 TRAFFIC ZONE 7

Rear \_\_\_\_\_ from property line

Parking Req'mt 3000 sq ft. office use = 12 spaces  
rest of building is warehouse

Maximum Height \_\_\_\_\_

File Number \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Special Conditions: interior remodel - creating office space in warehouse area

Landscaping/Screening Req'd \_\_\_\_\_

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 Portner

Applicant Signature [Signature]

Date Approved 12/14/93

Date 12-14-93

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

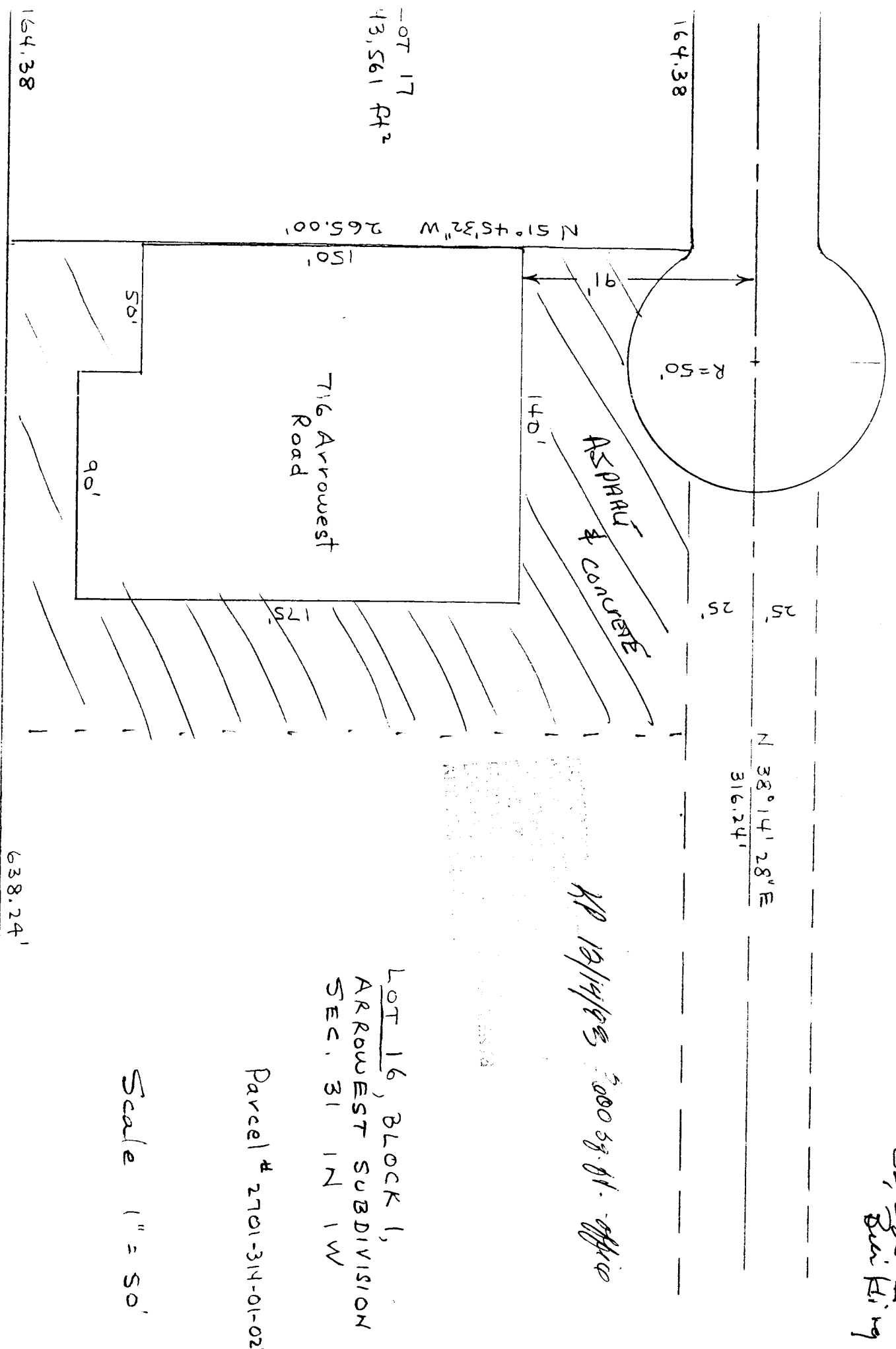
(White. Planning)

(Yellow. Customer)

(Pink. Building Department)

*Handwritten note:* Kent Evans

23,250 sq ft  
Bui Hing



RP 12/14/23 3000 sq. ft. office

LOT 16, BLOCK 1,  
ARROWEST SUBDIVISION  
SEC. 31 1N 1W

Parcel # 2701-31N-01-022