

DATE SUBMITTED 11/15/93

BUILDING PERMIT NO. 46942

FEE \$ 110.00 (pd w/ site plan review)

PLANNING CLEARANCE

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

BLDG ADDRESS 2538 Blichman SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,000 Square Feet
 SUBDIVISION See attached legal description SQ. FT. OF EXISTING BLDG(S) +/- 50,000 s.f.
 FILING _____ BLK _____ LOT _____ NO. OF FAMILY UNITS Zero (0)
 TAX SCHEDULE NO. 2945-032-00-159 State Assessed NO. OF BLDGS ON PARCEL Two (2)
 BEFORE THIS CONSTRUCTION Two (2)

OWNER Public Service Company of Co. USE OF EXISTING BLDGS Service Facility for PSCO

ADDRESS 1225 17th Street, Suite 1900
Denver, CO 80201-0840 DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE (303) 294-2645-Ken Patton Construct new building for storage
(303) 244-2602-John Haley

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

ZONE PI DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO X

Side _____ from property line
 Rear _____ from property line

per development standards

CENSUS TRACT 10 TRAFFIC ZONE 24

Parking Req'mt _____

Maximum Height _____

File Number 131-93

Maximum coverage of lot by structures _____

Special Conditions: Acco sign-off required
(see attached)

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 *Kristen L. Adkins* Applicant Signature *Jennifer A. Schaeffer*

ate Approved 11/15/93 Date 11/1/93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

October 19, 1993

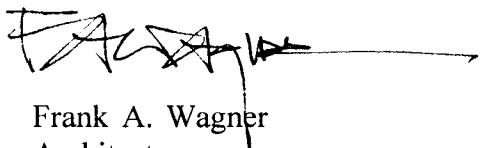
Mr. John Mossfield
MacGregor/Wathen Construction Co.
2267 West Yale Ave.
Englewood, CO 80110-1150

RE: PUBLIC SERVICE CO., 40'x50' STORAGE BUILDING

Dear Sir,

I have reviewed the drawings submitted from your company regarding the storage building at Public Service Co./Foresight Park. Acting as the Architectural Consultant for the Committee, everything appears to be in compliance with the Development Standards of Foresight Park, therefore, I approve the submittal.

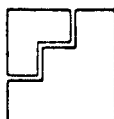
Sincerely,



Frank A. Wagner
Architect

FAW/sb

xc Barney Barnett



ADDRESS: KKA 11/15/93
 AND...
 APPROVED...
 DEPT. OF...
 RESPONSIBILITY...
 LOCATE AND IDENTIFY CASSEMENTS
 AND PROPERTY LINES.

