

DATE SUBMITTED 9/13/93

BUILDING PERMIT NO. 4636/V

FEE \$ N/C

PLANNING CLEARANCE

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

BLDG ADDRESS 764 Horizon Dr.
SUBDIVISION Tech Del Sol
FILING _____ BLK _____ LOT _____
TAX SCHEDULE NO. 2705-312-01-118
OWNER 764 Group Ltd
c/o Eben Co.
ADDRESS 6500 Stapleton Dr SO.
TELEPHONE 303-388-5319

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
SQ. FT. OF EXISTING BLDG(S) 16,000 sqft.
NO. OF FAMILY UNITS _____
NO. OF BLDGS ON PARCEL 2
BEFORE THIS CONSTRUCTION 2
USE OF EXISTING BLDGS Office and Warehouse

DESCRIPTION OF WORK AND INTENDED USE:
Remodel Existing Offices and Warehouse

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

ZONE _____
SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
Side _____ from property line
Rear _____ from property line
Maximum Height _____
Maximum coverage of lot by structures _____
Landscaping/Screening Req'd _____

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 10 TRAFFIC ZONE 14
Parking Req'mt _____
File Number _____
Special Conditions: _____

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 [Signature] Applicant Signature 764 Group Ltd By R. [Signature]
Date Approved 9-13-93 @ 9/14/93 Date 9/13/93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department)