

DATE SUBMITTED 11-1-93

BUILDING PERMIT NO. 46747 ✓

FEE \$ PAID

PLANNING CLEARANCE

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

BLDG ADDRESS 766 Valley Ct

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100 X 100

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2697-361-03-009

NO. OF FAMILY UNITS NA

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

Norm Friend
OWNER Basin Western Inc

USE OF EXISTING BLDGS _____

ADDRESS P.O. Box 877

DESCRIPTION OF WORK AND INTENDED USE:

Roosevelt St 84066
TELEPHONE 434-8041

CONSTRUCT TRUCK TERMINAL

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

ZONE I-1

DESIGNATED FLOODPLAIN: YES _____ NO _____

SETBACKS: Front _____ from property line or 25 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side Ø from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear Ø from property line

Parking Req'mt AS per site plan

Maximum Height 65'

File Number #122-93

Maximum coverage of lot by structures _____

Special Conditions:

Landscaping/Screening Req'd see site plan

See File

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 Alvin Wilson

Date Approved 11-1-93

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)