

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50640

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1081 So. 15th TAX SCHEDULE NO. 2445-242-12015
 SUBDIVISION Colo West Dev Pt SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x22
 FILING BLK LOT SQ. FT. OF EXISTING BLDG(S) 10,500 sq ft.
 (1) OWNER Cactus Coatings NO. OF DWELLING UNITS
 BEFORE: AFTER: CONSTRUCTION
 (1) ADDRESS 1081 So. 15th
 (1) TELEPHONE 241-2011 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (2) APPLICANT Garrett Walker USE OF ALL EXISTING BLDGS Manufacturing
 (2) ADDRESS 879 27 Rd. DESCRIPTION OF WORK & INTENDED USE (INT. + some exterior)
 (2) TELEPHONE 241-9020 < Office + Storage

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-2 Landscaping / Screening Required: YES NO
 SETBACKS: Front from Property Line (PL) or Parking Req'mt
25' from center of ROW, whichever is greater
 Side from PL Rear from PL Special Conditions: No increase in employees
 Maximum Height 65'
 Maximum coverage of lot by structures CENSUS TRACT 8 TRAFFIC ZONE 44

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Garrett Walker Date 11/15/94

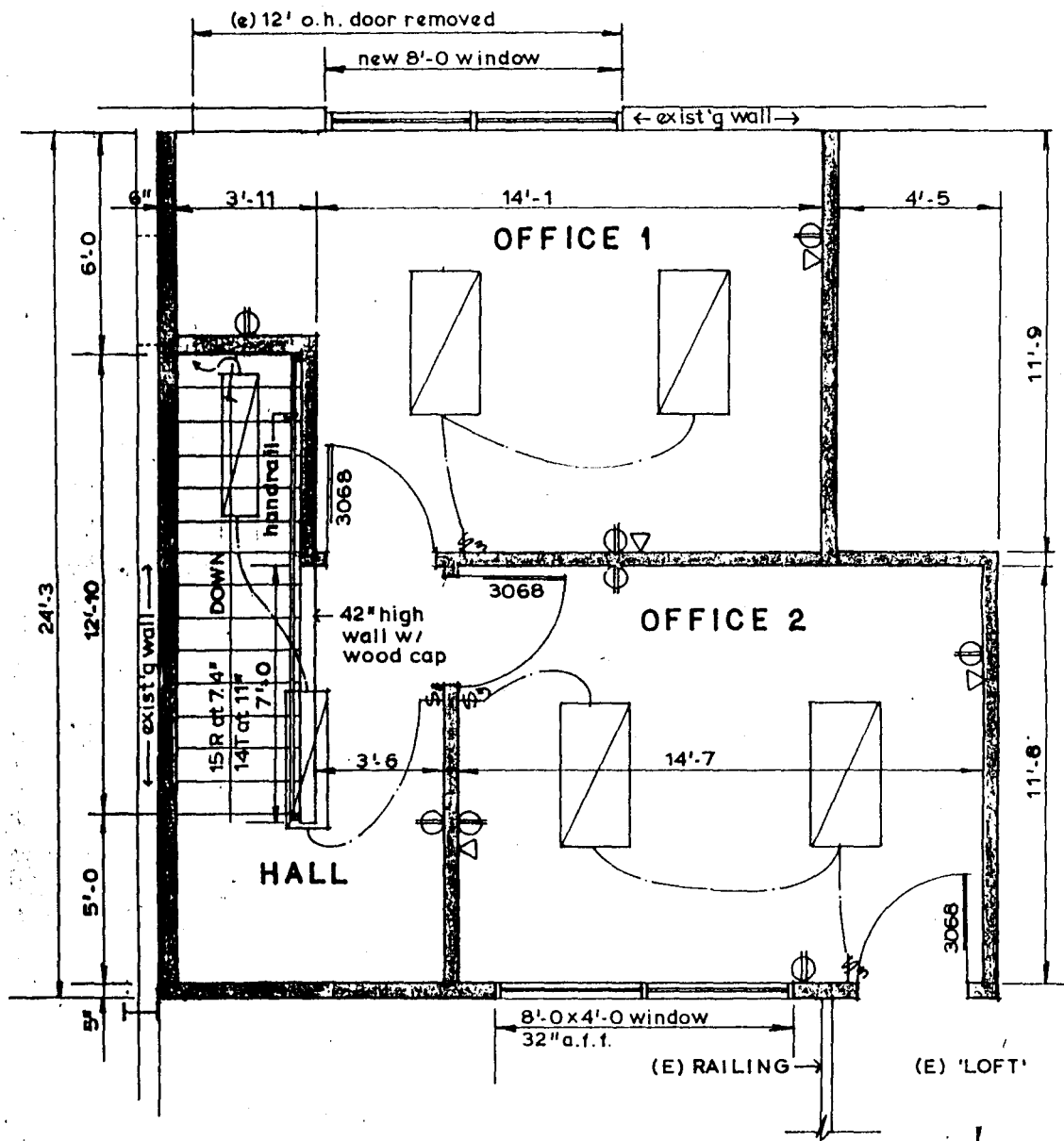
Department Approval KP - Ronnie Edwards Date 11/15/94

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A

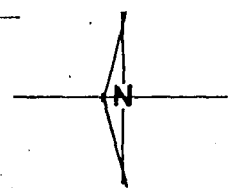
Utility Accounting Millie Fowler Date 11-16-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



FLOOR PLAN
1/4" = 1'-0"

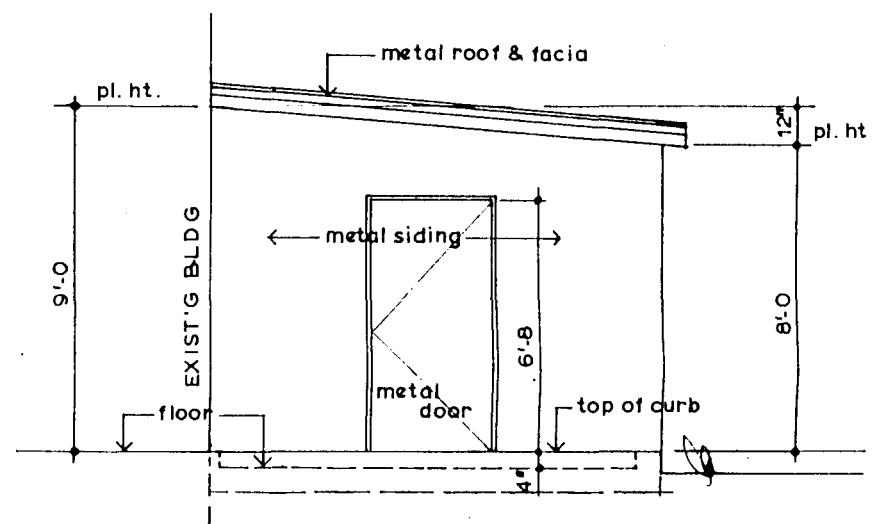
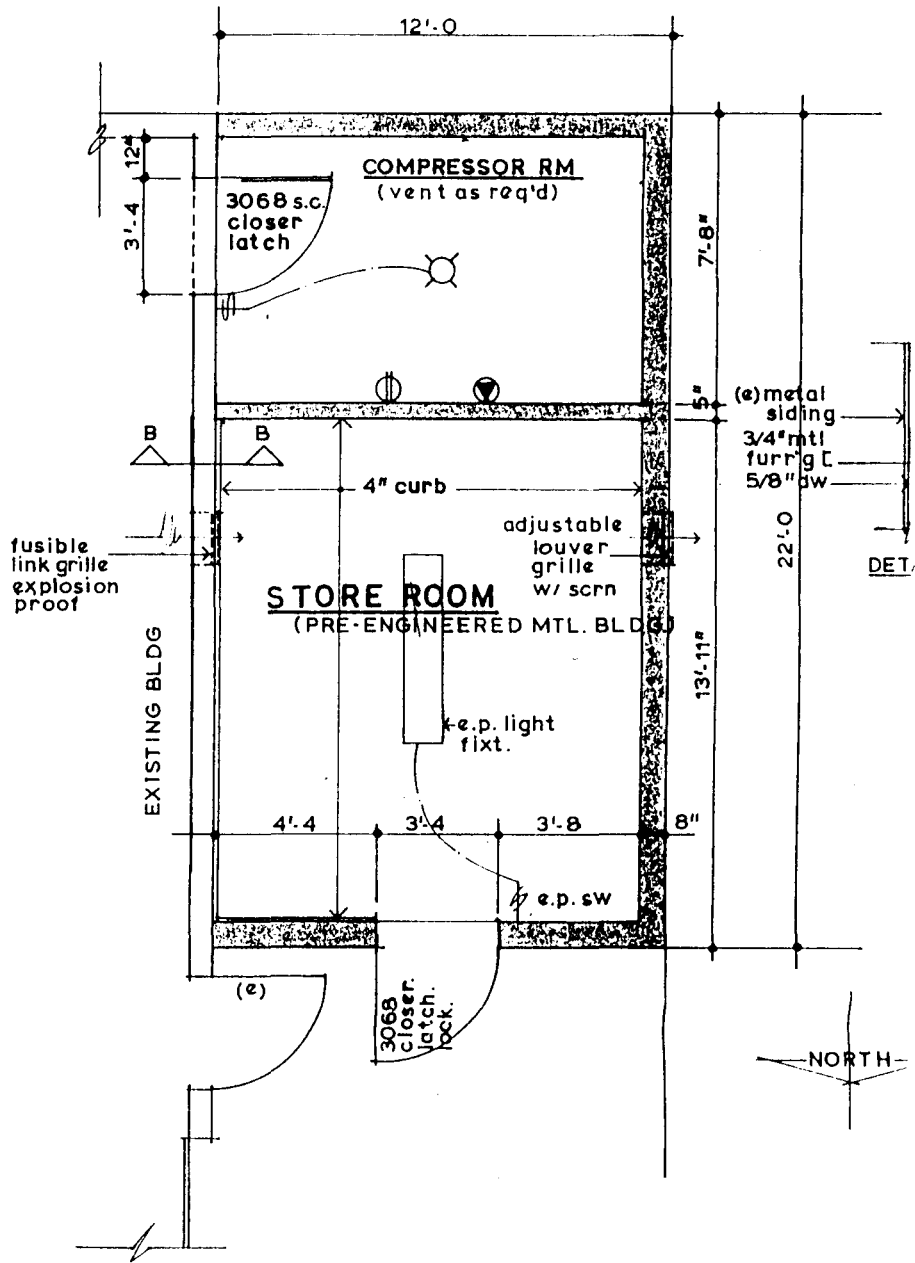


**NEW OFFICES INSIDE EXISTING
CACTUS COATINGS BLDG.
1031 SO. 15TH, GRAND JUNCTION
GARRETT WALKER CONSTRUCTION**

SHEET
1
OF 2

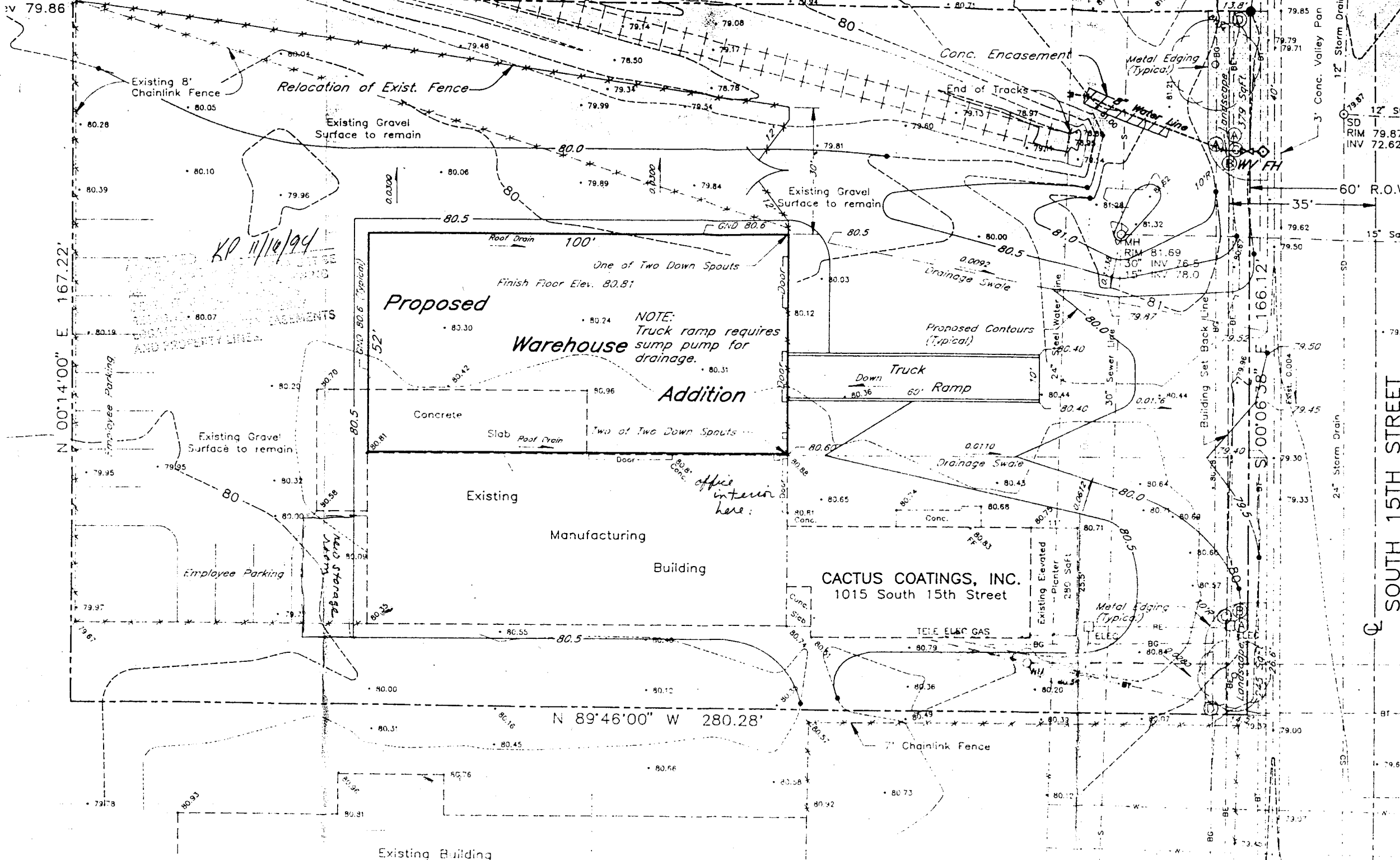
DATE: 11/7/94 DRN: J CHKD: g REVSD

No increase in employees



**LEAN-TO ADDITION TO
CACTUS COATINGS BLDG
1031 SO. 15TH, GRAND JUNCTION
GARRETT WALKER CONSTRUCTION**

DATE: 10/24/94 DRN: J CHKD: g REVSD: 11/7/94



KP 11/16/94

NOTE:
Truck ramp requires
sump pump for
drainage.

office interior
here

CACTUS COATINGS, INC.
1015 South 15th Street

Existing Building

SOUTH 15TH STREET

N 00°14'00" E 167.22'

N 89°46'00" W 280.28'

S 00°06'38" E 166.12'

12" Storm Drain
3" Conc. Valley Pan
12" Stc
SD
RIM 79.87
INV 72.62
60' R.O.W.
15" San
24" Storm Drain
50'