

FEE \$

BLDG PERMIT NO. 50191

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

Do Not Remove From Office

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 719 ARROW WEST CT TAX SCHEDULE NO. 2701-314 01007

SUBDIVISION ARROW WEST COM SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500sqft

FILING _____ BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) 120' x 50'

(1) OWNER WTO POWER MOTIVE CORP NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 5000 Vasquez B Denver NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 241 1550 USE OF ALL EXISTING BLDGS OFFICE SHOP

(2) APPLICANT EAGLE LOUIS DESCRIPTION OF WORK & INTENDED USE: CONCRETE

(2) ADDRESS 856 OURAY WASH PAD

(2) TELEPHONE 2424389

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-1 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: 660 94

Maximum Height 65' CENSUS TRACT _____ TRAFFIC ZONE _____

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 Mark Antonio Date 10-10-94

Department Approval Tom Dixon Date 10-10-94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7891 - Add'l PIF

Utility Accounting Millie Joubert Date 10-10-94

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)