

DATE SUBMITTED 2/16/94

BUILDING PERMIT NO. 47638

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 2501 Blichmann

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8,400

SUBDIVISION Foresight Park

SQ. FT. OF EXISTING BLDG(S) 0

FILING 3 BLK 6 LOT 1

NO. OF FAMILY UNITS 0

TAX SCHEDULE NO. 2945-033-16-001

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

OWNER Thomas W. Gilmor

USE OF EXISTING BLDGS 0

ADDRESS 2577 Music Lane

DESCRIPTION OF WORK AND INTENDED USE:
New office building complex

TELEPHONE 245-2165 241-1828

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

ZONE Planned Industrial

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

CENSUS TRACT 10 TRAFFIC ZONE 24

Rear _____ from property line

Parking Req'mt Per Foresight Park

Maximum Height _____

File Number 6-94

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd Per approved plan--must be installed prior to C.O

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 Christy Adbeck

Applicant Signature Ron Johnson

Date Approved 2/15/94

Date 2/16/94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) (Grand Junction Zoning & Development Code)

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

VO-TECH BUILDING

