

DATE SUBMITTED 1-12-94

BUILD'NG PERMIT NO. 47512 - Found

FEE \$ 110.00 pd w/ site plan ^{action} review

PLANNING CLEARANCE

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

Grand Junction Department of Community Development

47638 - bldg

BLDG ADDRESS 2501 Blichman

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. Gilmer

USE OF EXISTING BLDGS 0

ADDRESS 2577 Music Lane

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 245-2165
241-1828

See Attached Summary

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: FOUNDATION PERMIT

Landscaping/Screening Req'd Yes, awaiting
detailed plan

ONLY. Hold full permit until
landscape plan submitted/approved.

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 [Signature]

Date Approved 2/1/94

Date 1-12-94

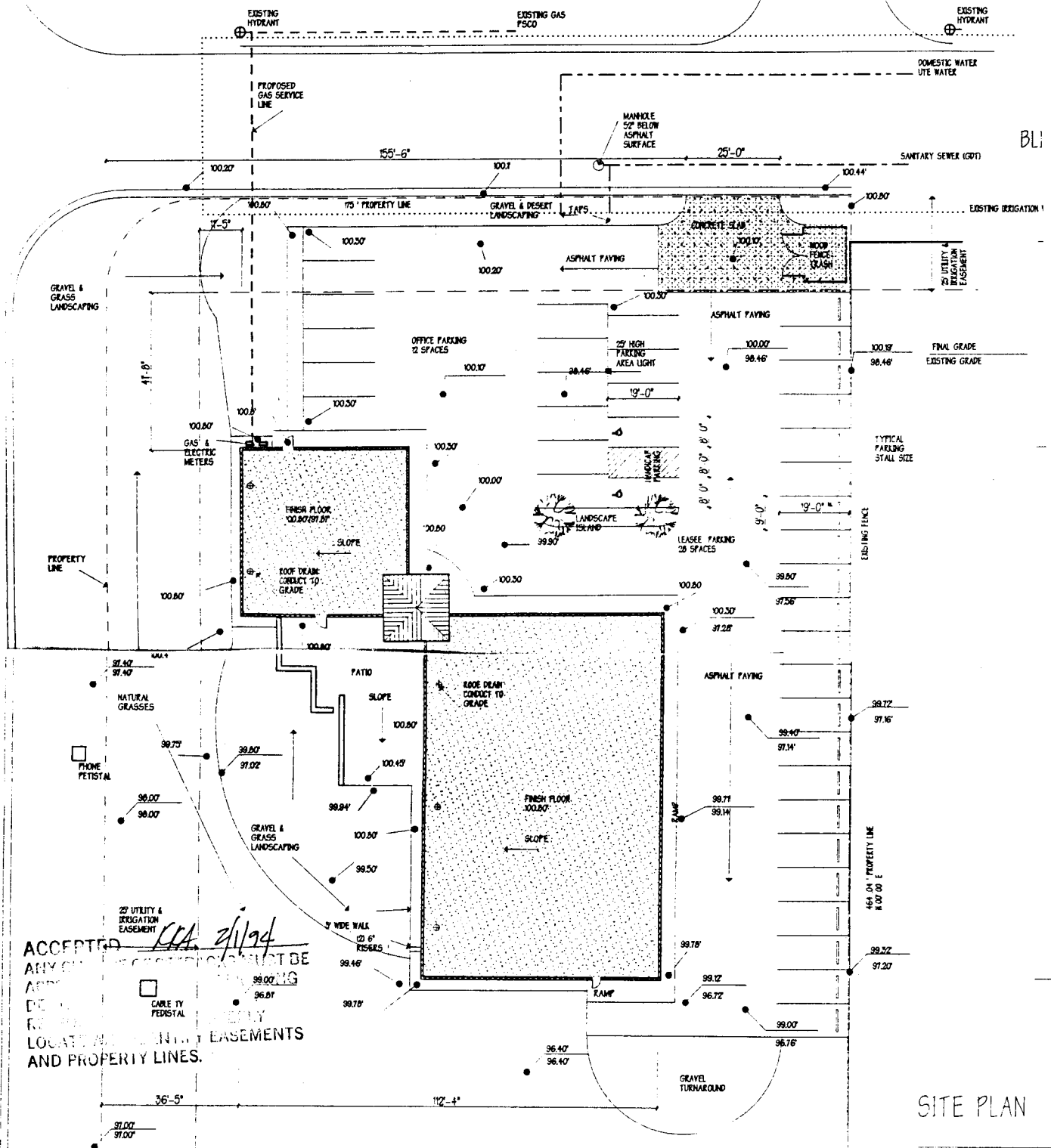
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

VO-TECH BUILDING



ACCEPTED
 ANY CHANGES MUST BE
 APPROVED BY THE
 DESIGNER
 REVISIONS
 LOCATIONS OF UTILITY EASEMENTS
 AND PROPERTY LINES.

2/1/94

SITE PLAN

25 ROAD

BLI