

PLANNING CLEARANCE

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

BLDG ADDRESS 2501 Blichman
SUBDIVISION Foresight Park
FILING 3 BLK 6 LOT 1
TAX SCHEDULE NO. 2945-033-16-001
OWNER Thomas W. Gilmer
ADDRESS 2577 Music Lane
TELEPHONE 245-2165
241-1828

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8,400
SQ. FT. OF EXISTING BLDG(S) 0
NO. OF FAMILY UNITS 0
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
USE OF EXISTING BLDGS 0
DESCRIPTION OF WORK AND INTENDED USE:
See Attached Summary

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

ZONE Planned Industrial
SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
Side _____ from property line
Rear _____ from property line

Per Foresight Park

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT 10 TRAFFIC ZONE 24
Parking Req'mt Per Foresight Park
File Number 6-94

Maximum Height _____
Maximum coverage of lot by structures _____
Landscaping/Screening Req'd Yes, awaiting detailed plan

Special Conditions: FOUNDATION PERMIT 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)