

UBMITTED 3/31/94

BUILDING PERMIT NO. 48318

FEE \$ 175 pd w/ site plan review

PLANNING CLEARANCE

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

Grand Junction Department of Community Development

BLDG ADDRESS 592 N. COMMERCIAL DR. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6000

SUBDIVISION WESTGATE PARK SQ. FT. OF EXISTING BLDG(S) N/A

FILING _____ BLK _____ LOT _____ NO. OF FAMILY UNITS N/A

2945-102-14-047,010,011,012 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION N/A

TAX SCHEDULE NO. _____

OWNER BISHOP CONSTRUCTION USE OF EXISTING BLDGS N/A

ADDRESS 285 EAST PARKVIEW DRIVE DESCRIPTION OF WORK AND INTENDED USE:
CONSTRUCT NEW OFFICE/WAREHOUSE

TELEPHONE 243-8468

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

ZONE C-2 DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO

Side 0 from property line CENSUS TRACT N/A TRAFFIC ZONE N/A

Rear 0 from property line Parking Req'mt Per Plan

Maximum Height 19' File Number #44 94

Maximum coverage of lot by structures 23% Special Conditions: No C.O. unless landscaping in place per plan. If not, Impr Agr & Guar. required.

Landscaping/Screening Req'd Per plan

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 3/31/94 Date _____

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)