

DATE SUBMITTED 4-13-94

BUILD'G PERMIT NO. 48268

2945-033-16-003, 004, 005  
38-030, 031, 019

FEE \$ 195<sup>00</sup>

### PLANNING CLEARANCE

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

BLDG ADDRESS 2510 FORESIGHT CIRC.  
SUBDIVISION FORESIGHT PARK  
FILING # 1 BLK SEE ATTACHED LEGAL DISCRIPTION  
TAX SCHEDULE NO. 6 PARCELS INVOLVED PLEASE SEE ATTACHED  
OWNER POMA OF AMERICA  
ADDRESS 2510 FORESIGHT CIRC.  
TELEPHONE 241-4442

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6500 SF  
SQ. FT. OF EXISTING BLDG(S) 28,000 SF  
NO. OF FAMILY UNITS NA  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 4 GA + 1 SHED  
USE OF EXISTING BLDGS OFFICES & STEEL FABRICATION SHOPS.  
DESCRIPTION OF WORK AND INTENDED USE: WAREHOUSE / STEEL FAB. AREA

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

ZONE PI  
SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from property line  
Rear \_\_\_\_\_ from property line  
Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_  
Landscaping/Screening Req'd Existing

*AS PER APPROVED PLAN*

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_  
Parking Req'mt \_\_\_\_\_  
File Number # 66-94  
Special Conditions: CONTACT G.J. DRAINAGE AND RESOLVE ANY ISSUES THEY MAY HAVE

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 4-13-94 Date 4-13-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department)

