

FEE \$ N/C

BLDG PERMIT NO. 48591

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 715 Horizon Dr.

TAX SCHEDULE NO. 2701-363-00-093

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) 36,000 sq'

(1) OWNER Water Sealed Management

NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 420 N. 8th

(1) TELEPHONE 245-6411

NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ CONSTRUCTION

(2) APPLICANT Asape Const.

USE OF ALL EXISTING BLDGS Radio Station

(2) ADDRESS 101 Canary Ln

DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 241-2063

interior remodel

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE H0

Landscaping / Screening Required: YES _____ NO N/A

SETBACKS: Front 65' from Property Line (PL) or _____
from center of ROW, whichever is greater

Parking Req'mt N/A

Side 15' from PL Rear 15' from PL

Special Conditions: INTERIOR REMODEL - NO CHANGE IN USE

Maximum Height 65'

Maximum coverage of lot by structures 35%

CENSUS TRACT 10 TRAFFIC ZONE 16

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature]

Date 5/11/94

Department Approval Ronnie Edwards

Date 5/11/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A

Utility Accounting Mellie Joubert

Date 5-11-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)