

DATE SUBMITTED 1/5/93

BUILDING PERMIT NO. 71

FEE \$ 110.00

2-28-94

PLANNING CLEARANCE

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

BLDG ADDRESS 1753 I-70 B

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,016

SUBDIVISION Pinyon Commercial Park

SQ. FT. OF EXISTING BLDG(S) 3,750

FILING _____ BLK _____ LOTS 2-4

TAX SCHEDULE NO. 2945-133-~~016~~²⁴⁻⁰⁰⁴

NO. OF FAMILY UNITS _____
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER Allen flooring

USE OF EXISTING BLDGS Warehouse

ADDRESS 1753 I 70 B

DESCRIPTION OF WORK AND INTENDED USE:
add a 24x82 warehouse space

TELEPHONE 245 3988

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

ZONE C-2

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO X

Side 0 from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear 0 from property line

Parking Req'mt Per Plan

Maximum Height 40

File Number #7-94

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd per approved plan prior to C.O.

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]

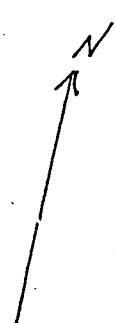
Approved 2/28/94 CO 6/4/94 Date 1/5/94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

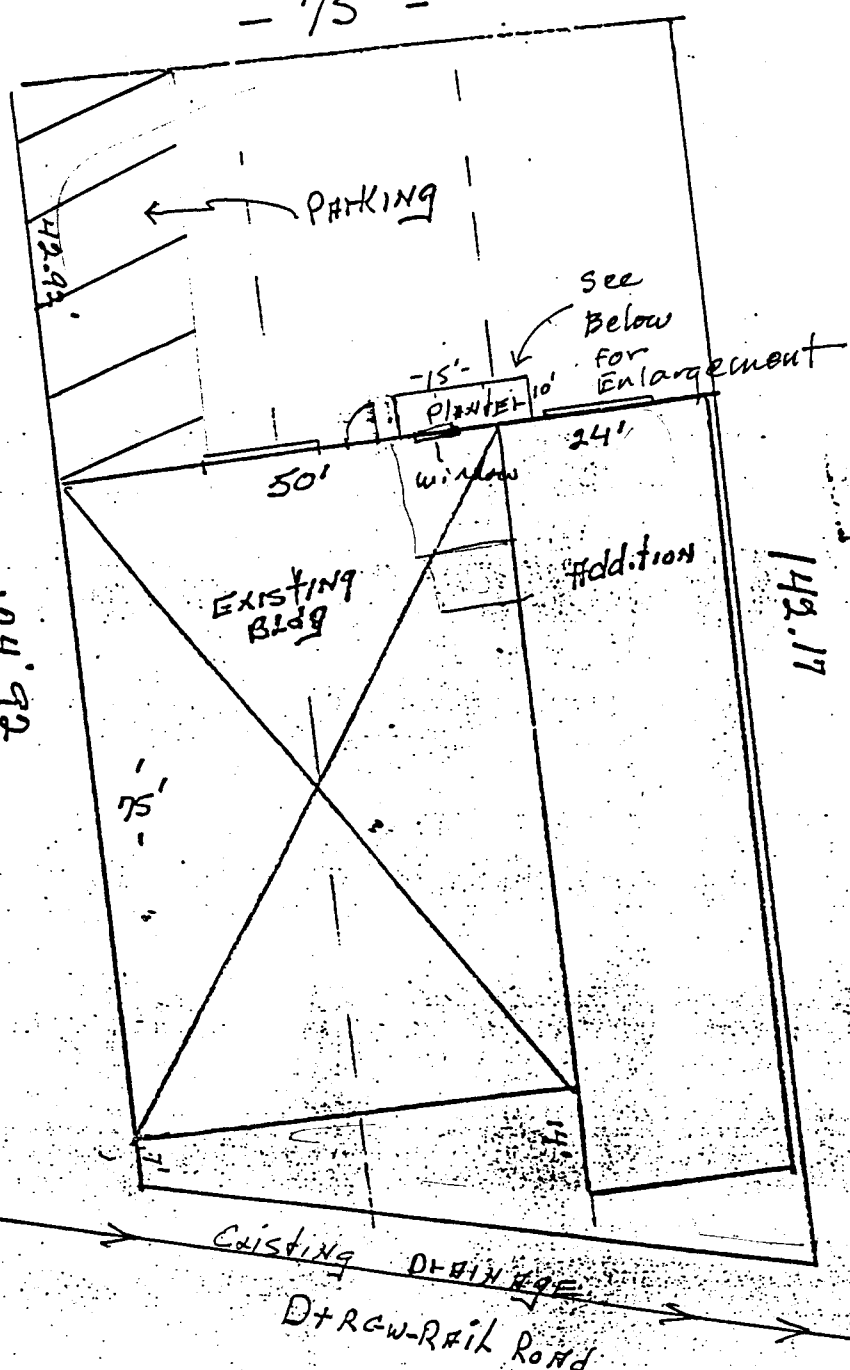


- 75' -

ACCEPTED
ANY CHANGE TO THE
REQUIREMENTS FOR
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

KKA 2/28/94

149.17
149.17

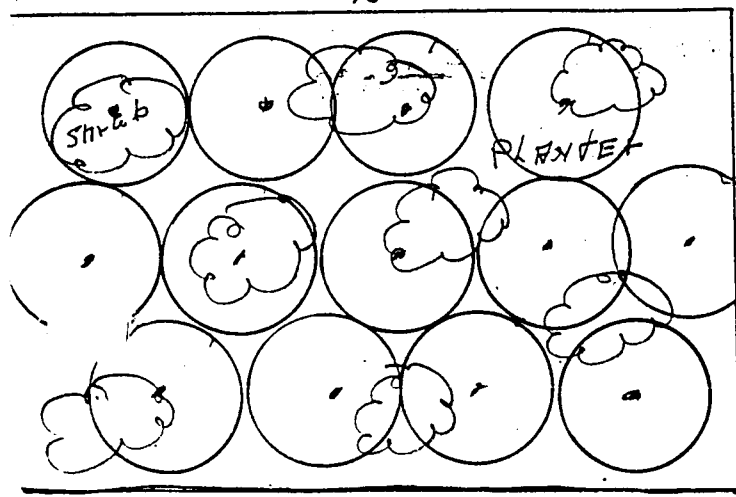


SHADE FLOWERS:

- Panicles
- Dianthus
- now-in-Summer
- Creeping Phlox
- Colombine
- Bleeding Heart
- Daisies (Painted)

1/4" = 1' 1'

PARKING
- 15' -



or viable alternative

1. Provide Hose Bib to Planter Box
2. Provide Automatic Valve ("hose bib timer") to soaker hose or bubbler
3. Creeping Oregon Grape Holly 3' on center (17 min) 5 gal size

BUILDING