

FEE \$ Paid w/SPR

BLDG PERMIT NO. 50505

PLANNING CLEARANCE

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

Grand Junction Community Development Department

175 94

TCP \$1659.20
Receipt # 1788

Drainage Fee \$2,230.58

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2310 INTERSTATE AVE TAX SCHEDULE NO. 2701-323-020-05

SUBDIVISION INTERSTATE COYA PARK SQ. FT. OF PROPOSED BLDG(S) ADDITION 6800

FILING BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER VALID BO-INATOR NO. OF DWELLING UNITS
BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS _____

(1) TELEPHONE 245-5671 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT ALCC BUILDING CO. USE OF ALL EXISTING BLDGS N/A

(2) ADDRESS 599 75 ROAD DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 242-1423 CONSTRUCT NEW BUILDING WAREHOUSE
OFFICE

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 I-1 Landscaping / Screening Required: YES X NO _____

SETBACKS: Front 5ft from Property Line (PL) or Parking Req'mt 7 spaces
5ft from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: As per approved site plan
File # 175-94

Maximum Height 65ft CENSUS TRACT 9 TRAFFIC ZONE 6
Maximum coverage of lot by structures N/A

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 10-14-94

Department Approval [Signature] Date 11-18-94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7974

Utility Accounting [Signature] Date 11-18-94

CO
11-12-94

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

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