

DATE SUBMITTED 1/5/94

BUILDING PERMIT NO. 47327

FEE \$ paid

PLANNING CLEARANCE

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

BLDG ADDRESS 2810 LANDING VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12,350 [□]

SUBDIVISION Walker Field SQ. FT. OF EXISTING BLDG(S) 22,000 [□]

FILING _____ BLK _____ LOT _____ NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. 2705-303-00-9A1 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER WEST STAR USE OF EXISTING BLDGS HANGER

ADDRESS 2810 LANDING VIEW DESCRIPTION OF WORK AND INTENDED USE:
NEW PAINT BOOTH

TELEPHONE 242-6828

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

ZONE PAD DESIGNATED FLOODPLAIN: YES _____ NO X

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

Side _____ from property line CENSUS TRACT 16 TRAFFIC ZONE 14

Rear _____ from property line Parking Req'mt _____

Maximum Height _____ File Number 132-93

Maximum coverage of lot by structures _____ Special Conditions: O.K. to issue clearance as per email from Mike Thompson dated 1/4/94

Landscaping/Screening Req'd _____

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 Kathy Portman Applicant Signature Bob Doleman

Date Approved 1/6/94 Date 1/6/94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)