

FEE \$ 110.00 (SPR)

BLDG PERMIT NO. 50527

# PLANNING CLEARANCE

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

Grand Junction Community Development Department 1001-3420-04-6

No TCP

182 94

Drainage fee paid \$575.54

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1440 WINTERS AVE. TAX SCHEDULE NO. 2945-24-02-014

SUBDIVISION COLO WEST DEVELOPMENT PK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,530

FILING BLK LOT 7B SQ. FT. OF EXISTING BLDG(S) 14,000

(1) OWNER INDUSTRIAL EQUITY, LTD. NO. OF DWELLING UNITS  
ATTN: BOB ERIK BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 1015 NO. 7TH ST., G.J. 81501 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-0456 USE OF ALL EXISTING BLDGS INDUSTRIAL

(2) APPLICANT TPI DESCRIPTION OF WORK & INTENDED USE:

(2) ADDRESS 552 25 ROAD, G.J. 81505 POLISHING OF AUTOMOTIVE WHEELS FOR

(2) TELEPHONE 243-4642 RESALE

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-2 Landscaping / Screening Required: YES NO

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

Side 0 from PL Rear 0 from PL Special Conditions: see filed #182-94

Maximum Height 65

Maximum coverage of lot by structures CENSUS TRACT 8 TRAFFIC ZONE 44

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 10/28/94

Department Approval [Signature] Date 11/16/94

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

Utility Accounting Millie Fowler Date 11-16-94

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)