

FEE \$ Paid w/ SPR

BLDG PERMIT NO. 51257

PLANNING CLEARANCE

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

632 Blichman
(Foresight)
was issued to

Grand Junction Community Development Department

Original
Do NOT Remove
From Office

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS S.E. Corner Foresight & Blichman TAX SCHEDULE NO. 2945-033-12-006,007,008

SUBDIVISION Foresight Industrial Park SQ. FT. OF PROPOSED BLDG(S) ADDITION 46,878

FILING 3 BLK 8 LOT 1,2,3 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Mr. Jerry Leonard NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2749 Los Pinos, Camarillo, CA 93012 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 805/491-2302 USE OF ALL EXISTING BLDGS N/A

(2) APPLICANT Steve Newsom, AIA DESCRIPTION OF WORK & INTENDED USE:

(2) ADDRESS 437 Main Street Wholesale Office/Warehouse Building

(2) TELEPHONE 303/242-6804

✓ 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 PI Landscaping / Screening Required: YES NO

SETBACKS: Front from Property Line (PL) or Parking Req't As per approved plan
 from center of ROW, whichever is greater

Side from PL Rear from PL

Special Conditions: Approved site plan in file # 207-94

Maximum Height CENSUS TRACT 10 TRAFFIC ZONE 24

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 2-15-95

Department Approval [Signature] Date 2-14-95

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

Utility Accounting Millie Fowler Date 2-15-95 of Funds per Ken Leppi

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)