

FEE \$ PAID w/ SPR

BLDG PERMIT NO. 57717

PLANNING CLEARANCE

T.P.: NONE

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

Grand Junction Community Development Department

0001-1920-02-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2368 I-70B

TAX SCHEDULE NO. 2943-181-00-070

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~1500 SF (600 sq ft)

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Grand Junction Concrete Pipe

NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2368 I-70B

NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-4291

USE OF ALL EXISTING BLDGS Industrial

(2) APPLICANT SAME

DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____

Concrete Batch Plant

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 _____ NO X

SETBACKS: Front - from Property Line (PL) or 55 ft from center of ROW, whichever is greater

Parking Req'mt NONE w/this proposal

Side - from PL Rear - from PL

Special Conditions: NONE ; see file #SPR 95-53

Maximum Height 65 feet

for approved plans

Maximum coverage of lot by structures -

CENSUS TRACT 7 TRAFFIC ZONE 39

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 3-17-95

Department Approval [Signature]

Date 4-3-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X

W/O No. N/A - no change in employees

Utility Accounting Mellie Fowler

Date 4-3-95

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)