

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	54659
FILE #	SPR-95-70

### PLANNING CLEARANCE

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

*plumbing  
 pot no 24M*

*pc*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 554 25 Rd. #2 TAX SCHEDULE NO. 2945-102-00-109

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600 Approx

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 40' x 400'

(1) OWNER Wells ENT NO. OF DWELLING UNITS  
 BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 2156 Buffalo Dr 81503 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-2337 USE OF ALL EXISTING BLDGS office/shop

(2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE:  
Office & Storage

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

✓ 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 C-2 Landscaping / Screening Required: YES X NO \_\_\_\_\_

SETBACKS: Front — from Property Line (PL) Parking Req'mt \_\_\_\_\_  
 or 45 from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: Interior for Unit #2 ONLY

Maximum Height 40 SPR # 95-70

Maximum coverage of lot by structures N/A CENS.T. 4 T.ZONE 10 ANNEX # \_\_\_\_\_

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 1-4-96

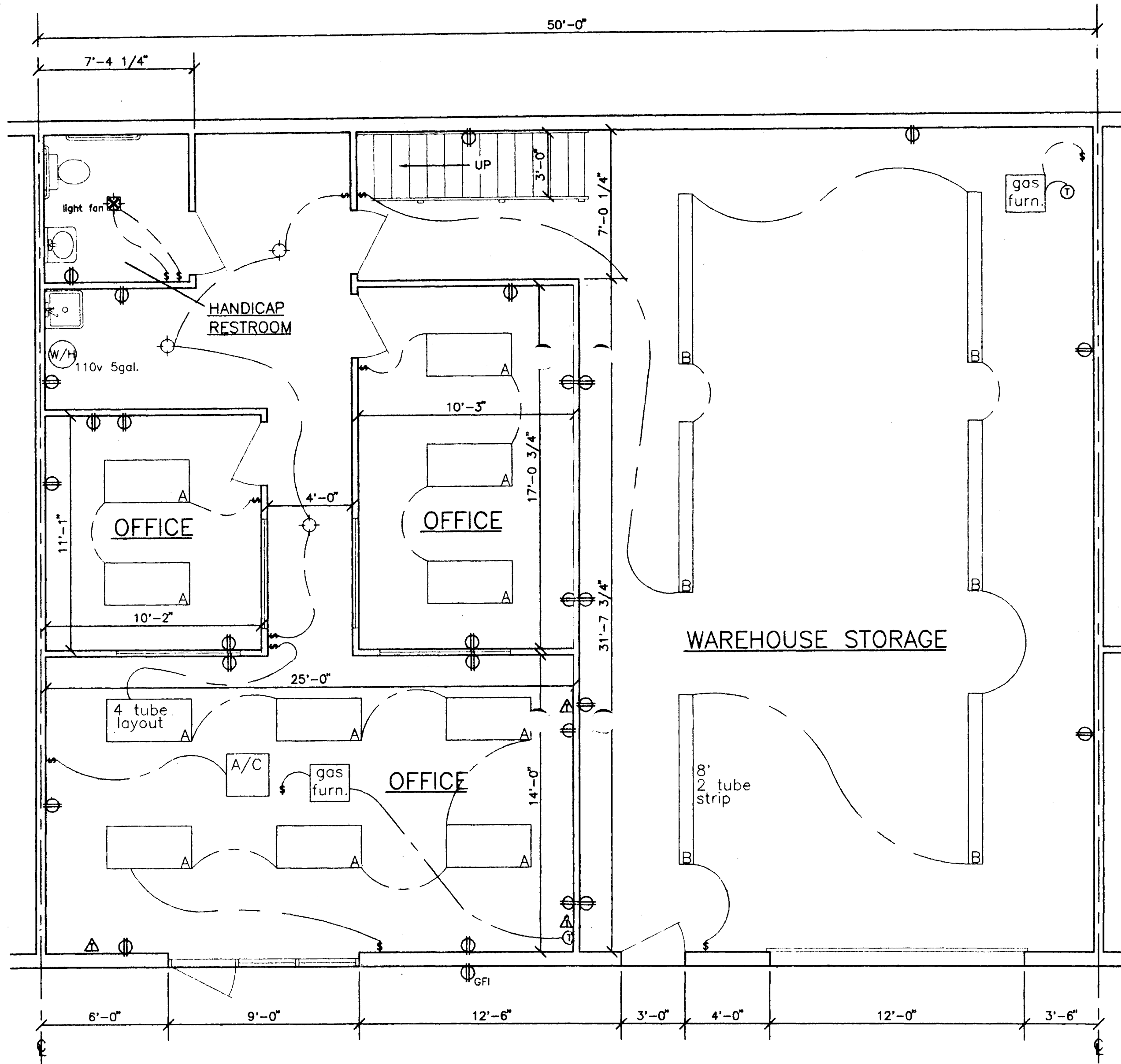
Department Approval [Signature] Date 1-5-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in employees

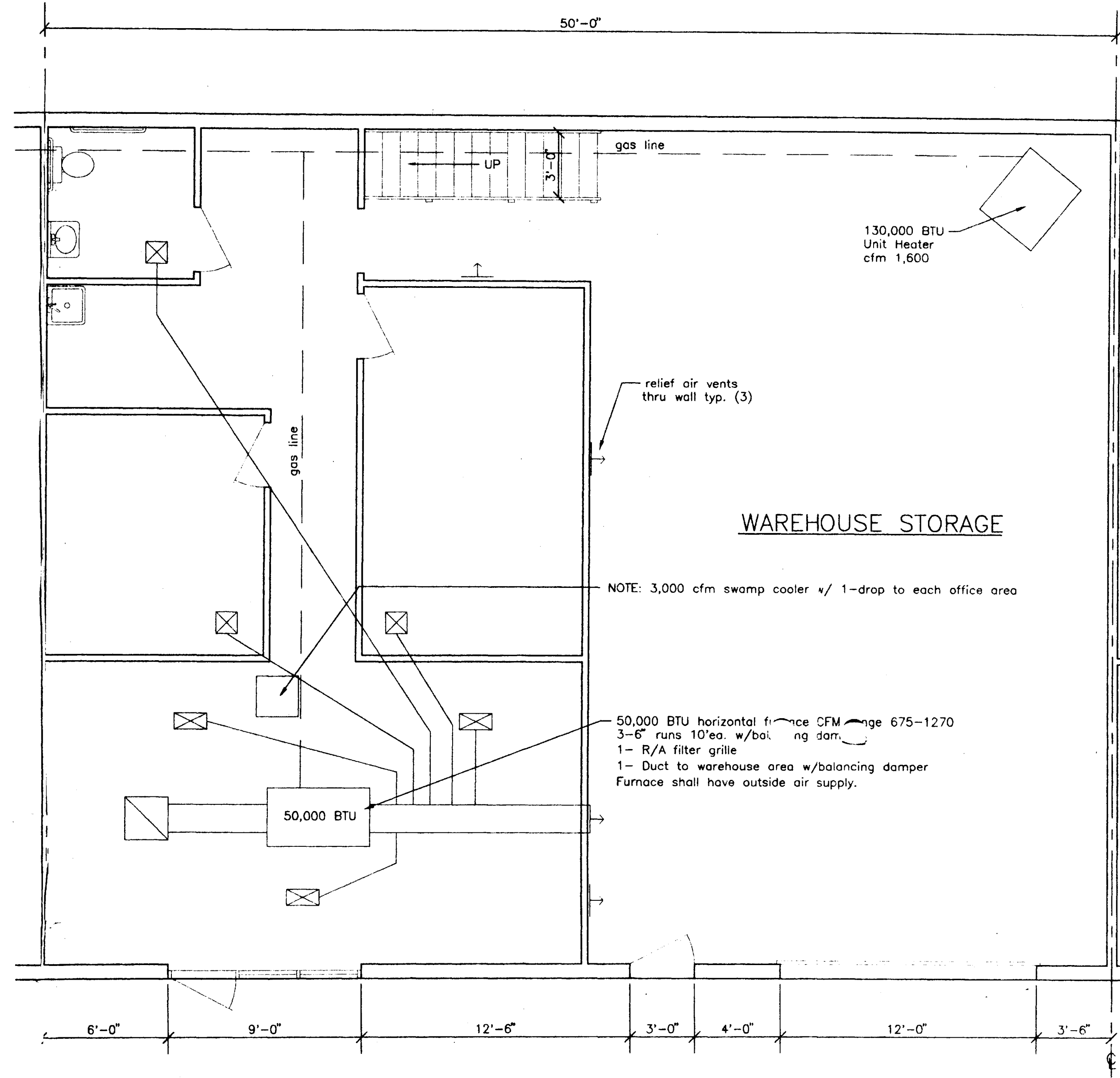
Utility Accounting Millie Fowler Date 1-5-96

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

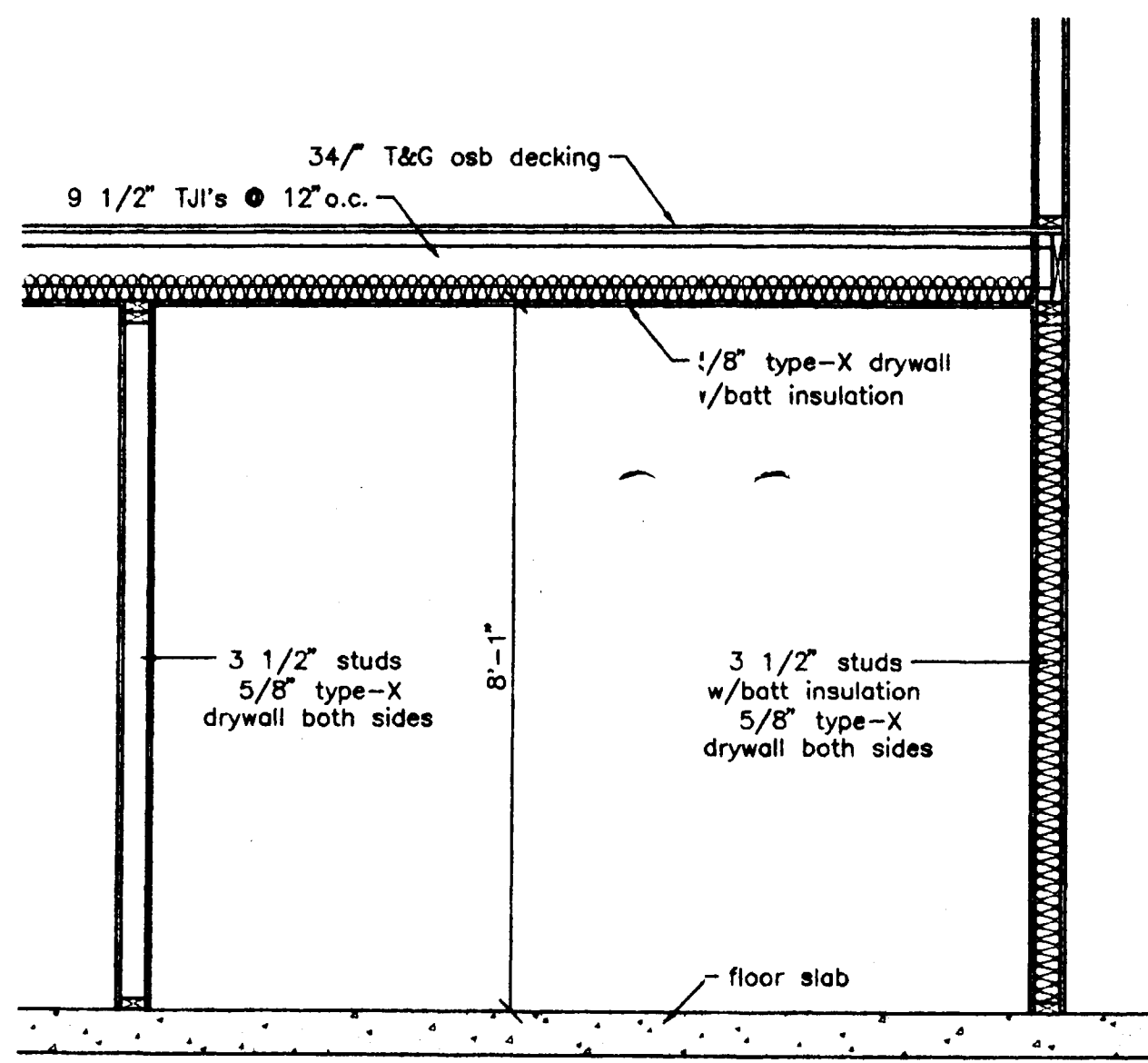
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



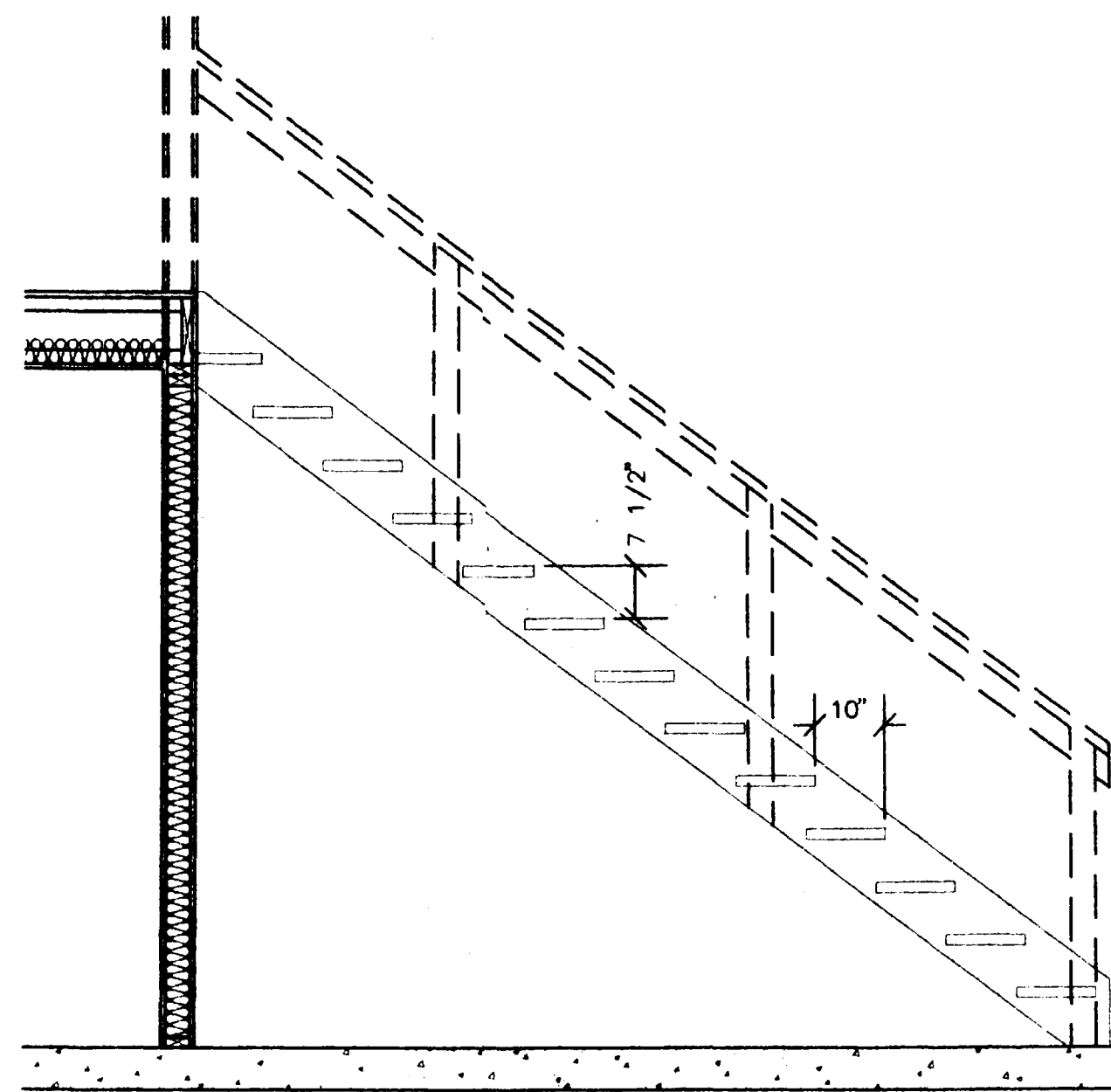
**ELECTRICAL PLAN**  
SCALE 1/4" = 1'-0"



**MECHANICAL PLAN**  
SCALE 1/4" = 1'-0"



**SECTION 1**  
SCALE 1/2" = 1'-0"



**SECTION 2**  
SCALE 1/2" = 1'-0"

REVISIONS	BY

**WELLS COMMERCIAL DEVELOPMENT**  
554 25 Road  
Grand Junction, CO. 81505

Columbine Petroleum  
Corp. Headquarters  
Unit -2

JMK  
estimating/consulting  
485 1/2 Bushwood Dr.  
Grand Junction, CO 81504  
(970) 434-5818

Date 12/28/95

Scale VARIES

Drawn JMK

Sheet  
**TI-2**  
Of  
Sheets