

FEE \$	<u>pd. w/SPR</u>
TCP \$	<u>AAA 4160⁰⁰</u>
DRAINAGE FEE \$	<u>4043⁴⁷</u>

BLDG PERMIT NO.
FILE # <u>SPR-96-165</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

2531 Blichmann

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~2531 Blichmann~~ TAX SCHEDULE NO. 2945-033-12-004

SUBDIVISION Foresight Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10,300

FILING 3 BLK 8 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER LUXURY WHEELS NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 1440 WINTERS

(1) TELEPHONE 242-2001 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT BURKE CONST. USE OF ALL EXISTING BLDGS ~~WAREHOUSE~~ WAREHOUSE

(2) ADDRESS 300 MAIN ST. STE 101 DESCRIPTION OF WORK & INTENDED USE: NEW

(2) TELEPHONE 243-0564 WAREHOUSE / OFFICE

✓ 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 PLANNED INDUSTRIAL Landscaping / Screening Required: YES NO

SETBACKS: Front 35 from Property Line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: PER ATTACHED APPROVED

SITE PLAN DATED 8-5-96

Maximum Height _____ CENS.T. 10 T.ZONE 24 ANNEX # _____
Maximum coverage of lot by structures _____

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 7/9/96

Department Approval [Signature] Date 8-5-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9397

Utility Accounting [Signature] Date 8-6-96

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)