

FEE \$	<u>0</u>
TCP \$	<u>0</u>
DRAINAGE FEE \$	<u>0</u>

BLDG PERMIT NO.
FILE # <u>COU-96-4.5</u>

3021-2720-087 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

PLANNING CLEARANCE

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2493 Industrial Blvd TAX SCHEDULE NO. 2945-091-02-015

SUBDIVISION Industrial Acres Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION n/a

FILING 1 BLK 2 LOT 11 and 12 SQ. FT. OF EXISTING BLDG(S) 12,000

(1) OWNER Gilbert M. Krane NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: ~~12,000~~ 0 CONSTRUCTION

(1) ADDRESS 617 20 Road, Grand Jct., CO 81503 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: n/a CONSTRUCTION

(1) TELEPHONE (970) 242-4990 USE OF ALL EXISTING BLDGS Warehouse/Fabrication

(2) APPLICANT ^{DT} Swiss Bike Technology USA, INC. DESCRIPTION OF WORK & INTENDED USE: Warehouse/
 Distribution/Light Fabrication of Bicycle Spokes

(2) ADDRESS 2493 Industrial Blvd.
 Grand Junction, CO 81505

(2) TELEPHONE (970) 242-9232

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 NO

SETBACKS: Front NO CHANGE from Property Line (PL) Parking Req'mt NO CHANGE
 or NO CHANGE from center of ROW, whichever is greater
 Side NO CHANGE from PL Rear NO CHANGE from PL
 Special Conditions: NO CHANGE

Maximum Height NO CHANGE
 Maximum coverage of lot by structures NO CHANGE CENS.T. 9 T.ZONE 97 ANNEX # NO CHANGE

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 1-5-96

Department Approval [Signature] Date 5-30-96

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

Utility Accounting [Signature] Date 5/31/96

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