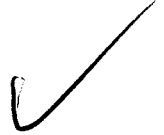


FEE \$	10 <sup>00</sup>
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	57914
FILE #	CUP-96-94

### PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2273 River Road TAX SCHEDULE NO. 2945-061-15-001

SUBDIVISION Smith & Bailey as replatted SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) None

(1) OWNER United Companies of Mesa County, Inc. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS PO Box 3609 - Grand Jct Co 81502

(1) TELEPHONE (970) 243-4900 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT United Companies of Mesa County, Inc. USE OF ALL EXISTING BLDGS Redi-mix office

(2) ADDRESS PO Box 3609 - Grand Jct Co 81502 DESCRIPTION OF WORK & INTENDED USE: erection  
of pre-manufactured redi-mix concrete plant and  
Set up of permanent office building.

(2) TELEPHONE (970) 243-4900

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 ~~PER~~ Landscaping / Screening Required: YES \_\_\_\_\_ NO —

SETBACKS: Front PER ATTACHED PLAN from Property Line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 30' from PL Rear 40x75 from PL

Parking Req'mt \_\_\_\_\_

Special Conditions: REPLACING TEMPORARY  
OFFICE BLDG.

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

CENS.T. 9 T.ZONE 8 ANNEX # RIVER ROAD 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 Archie Nash for United Companies of Date 10-11-96  
Mesa County, Inc.

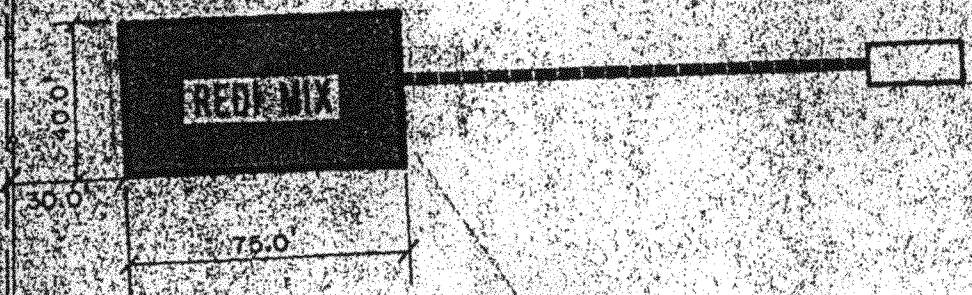
Department Approval Bill Nally Date 10-11-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. already done  
3/0 6/9/12

Utility Accounting [Signature] Date 10/11/96

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)



ACCEPTED *Bill N.H.*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT'S THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

10-11-96