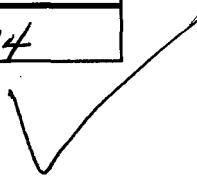


Planning \$ <u>paid</u>	Drainage \$ <u>1,480</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO. <u>59009</u>
FILE # <u>SPR-1997-014</u>

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 1111 SO. 12TH ST., GJ, CO TAX SCHEDULE NO 2945-231-20-002

SUBDIVISION WINTERS AVE INDUST. PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 28,000 + 11,000

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

(1) OWNER IBX, INC., AN ARIZONA CORP. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2712 N. 8TH CT., GJ, CO NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 245-3021

(2) APPLICANT ALPINE C.M. INC. USE OF ALL EXISTING BLDGS STORAGE / OFFICE

(2) ADDRESS 1111 SO. 12TH ST., GJ, CO DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT
NEW WAREHOUSE / OFFICE / SITE WORK

(2) TELEPHONE 245-2505

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-2 Landscaping / Screening Required: YES NO

SETBACKS: Front --- from Property Line (PL) or --- from center of ROW, whichever is greater Parking Req't As per plan

Side --- from PL Rear --- from PL Special Conditions: Approval for Phase II requires Planning Clearance only

Maximum Height --- Census Tract 8 Traffic Zone 44 Annx # ---

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 1/14/97

Department Approval [Signature] Date 2/7/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9857/9859

Utility Accounting [Signature] Date 2/7/97

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)