

Foundation only 63121

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>4365</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>62849</u>
FILE # <u>SPR-1997-177</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 2308 Interstate Ave. TAX SCHEDULE NO. 2701-323-02-004

SUBDIVISION Interstate Commercial Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12500

FILING Orig. BLK #1 LOT 004 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER James & Janet LOGGAINS NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS ~~2712~~ 2712 B Road G.J., CO. XXXX 81503 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 70 242-3190

(2) APPLICANT G & R Builders Inc. USE OF ALL EXISTING BLDGS NA

(2) ADDRESS PO Box 3298 G.J. CO. 81502 DESCRIPTION OF WORK & INTENDED USE:  
New Construction -- Office Warehouse

(2) TELEPHONE 970 245-3580

Submittal requirements are outlined in the SSID (Submittal Standards, Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1 Landscaping/Screening Required: YES  NO

SETBACKS: Front 30' from Property Line (PL) or 30' from center of ROW, whichever is greater Parking Req't YES

Side 5' 29' from PL Rear 80' from PL Special Conditions: PER SITE PLAN APPROVED AND DATED 12.3.97

Maximum Height      Census Tract 9 Traffic Zone 6 Annx #     

Maximum coverage of lot by structures NA

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).

For G. & R. Builders Inc.

Applicant's Signature James R. Loggan Date 10-8-97

Department Approval Bill Nuth Date 12.3.97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 70745

Utility Accounting Ch Cole Date 12/3/97

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)