

Planning \$ Paid w/SPR	Drainage \$ 352.49
TCP \$ 1,132.16	School Impact \$ N/A

BLDG PERMIT NO. 65365
FILE # SPR-1998-079

PLANNING CLEARANCE

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

Grand Junction Community Development Department

14184-8899

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS <u>569 24 1/4 ROAD</u>	TAX SCHEDULE NO. <u>2945-092-08-001</u>
SUBDIVISION <u>BLUE HERON INDUST. PARK</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>4640 SF</u>
FILING <u>N/A</u> BLK <u>N/A</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>34,260 SF</u>
(1) OWNER <u>RICON RESINS, INC.</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>0</u> CONSTRUCTION
(1) ADDRESS <u>569 24 1/4 ROAD</u>	NO. OF BLDGS ON PARCEL BEFORE: 7 AFTER: 7 CONSTRUCTION
(1) TELEPHONE <u>245-8148</u>	<u>LAB / STORAGE / MAINT. /</u>
(2) APPLICANT <u>ALPINE C.M. / STEVE COLONY</u>	USE OF ALL EXISTING BLDGS <u>MANUFACTURE / OFFICE</u>
(2) ADDRESS <u>1111 SO. 12TH ST., GJ, CO</u>	DESCRIPTION OF WORK & INTENDED USE: <u>CONSTRUCT</u>
(2) TELEPHONE <u>245-2505</u>	<u>NEW WAREHOUSE / STORAGE ADDITION</u>
	<u>ELECTRICITY ONLY NO PLUMBING</u>


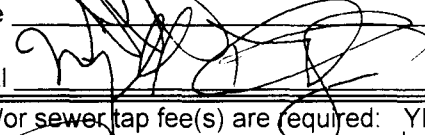
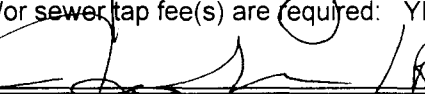
✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE <u>I-2</u>	** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **
SETBACKS: Front <u>25 FT</u> from Property Line (PL) or from center of ROW, whichever is greater	Landscaping / Screening Required: YES _____ NO <u>X</u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Parking Req'mt <u>As per plan</u>
Maximum Height <u>65 FT</u>	Special Conditions: <u>NONE</u>
Maximum coverage of lot by structures <u>N/A</u>	Census Tract <u>9</u> Traffic Zone <u>11</u> Annx # _____

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 	Date <u>4/07/98</u>
Department Approval 	Date <u>6/01/98</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. _____	
Utility Accounting 	Date <u>6/1/98</u>

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)