

61394/64246

Planning \$ <u>As w/ SPR</u>	Drainage \$ <u>NA</u>
TCP \$ <u>1952.00</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO.
FILE # <u>SPR-1997-139</u>

Pd Rcpt # 7275

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 704 Horizon Drive TAX SCHEDULE NO. 2705-372-C-01-120

SUBDIVISION Tech Del Sol SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8000

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) + 52,000

(1) OWNER 704 Group, Ltd NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 6500 Stapleton Dr. 50 NO. OF BLDGS ON PARCEL
Denver, CO 80216 BEFORE: 2 AFTER: 3 CONSTRUCTION

(1) TELEPHONE 303-380-5319

(2) APPLICANT Carl Vostatek USE OF ALL EXISTING BLDGS Offices/Warehouse

(2) ADDRESS 3439 Grand Valley Blvd DESCRIPTION OF WORK & INTENDED USE: KKA 9/1/90
Clifton, CO 81520 New Office/Warehouse Bldg modular building.

(2) TELEPHONE 434-5605

✓ 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 H0 Landscaping / Screening Required: YES X NO _____

SETBACKS: Front NA from Property Line (PL) or _____ from center of ROW, whichever is greater
Side 15' from PL Rear 15' from PL

Parking Req'mt 1 per 300sf office - Per plan

Special Conditions: See file for plans

Maximum Height 21'

Maximum coverage of lot by structures _____ Census Tract _____ Traffic Zone _____ 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 Carl Vostatek Date 7/16/97

Department Approval Kirsten L. Williams Date 8/26/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 11002 Equivalent fees per 5/1/11

Utility Accounting Richard Brown Date 2-20-98 Richard Brown

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)