

Planning \$ <u>Paid</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>70908</u>
FILE # <u>FPA-1999-116</u>

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 287-27 ROAD

TAX SCHEDULE NO. 2945-261-03-008

SUBDIVISION PERKINS SUBDIVISION

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 384

FILING 1st add. BLK 9 LOT 1, 2, 3

SQ. FT. OF EXISTING BLDG(S) 1584 56,000

OWNER AMETEK/OIXSON

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 287-27 ROAD, GRAND JCT. CO 81503

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

TELEPHONE (970) 242-8863

USE OF ALL EXISTING BLDGS ELECTRONICS MANUFACTURING

APPLICANT AMETEK/OIXSON

DESCRIPTION OF WORK & INTENDED USE: ENVIRONMENTAL

ADDRESS 287-27 ROAD, GRAND JCT. CO 81503

TESTING OF ELECTRONIC MANUFACTURED

TELEPHONE (970) 242-8863

PRODUCTS. ADDITION OF LIQUID NITROGEN TANK

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE PB

LANDSCAPING/SCREENING REQUIRED: YES — NO ✓

SETBACKS: FRONT: — from Property Line (PL) or 45' from center of ROW, whichever is greater
SIDE: 15' from PL REAR: 15' from PL

PARKING REQUIREMENT: NO NEW SPACES req.

SPECIAL CONDITIONS: —

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

CENSUS TRACT 13 TRAFFIC ZONE 44 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 Grand Junction 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 4/28/99

Department Approval [Signature]

Date June 23, 1999

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>			Date <u>6/23/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)