

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

EX

BLDG PERMIT NO. <u>72562</u>
FILE # <u>NA</u>

PLANNING CLEARANCE

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

537-371

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1100 D Road
 SUBDIVISION D+RGW Subdivision
 FILING 3 BLK _____ LOT _____
 OWNER Badger Blocks of Colo.
 ADDRESS 2860 I-70 B
 TELEPHONE (970) 242-5575
 APPLICANT Terry Eoff
 ADDRESS 2860 I-70 B
 TELEPHONE (970) 242-5575

TAX SCHEDULE NO. 2945-231-19-001
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SQ. FT. OF EXISTING BLDG(S) _____
 NO. OF DWELLING UNITS: BEFORE N/A AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 5 AFTER 5
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Block Plant
 DESCRIPTION OF WORK & INTENDED USE: Replace Bulk material bin and conveyor

✓ 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
 SETBACKS: FRONT: ~~45~~ from Property Line (PL) or 45 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL
 MAXIMUM HEIGHT 65'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO
 PARKING REQUIREMENT: NO CHANGE
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 8 TRAFFIC ZONE 55 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 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).

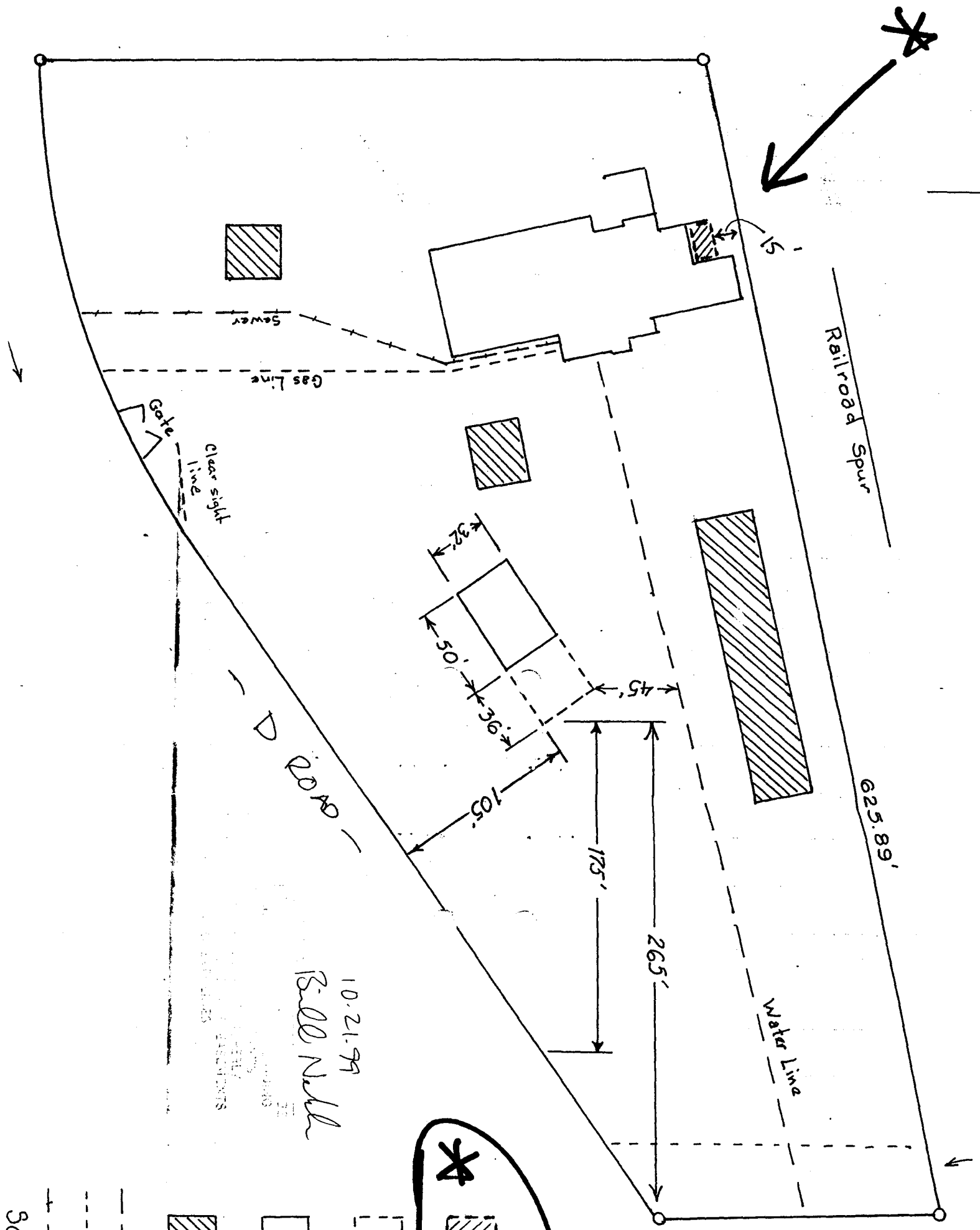
Applicant's Signature Badger Block of Colorado
Bill Nuhn
 Department Approval Terry Eoff

Date 10-21-99
 Date 10-21-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting <u>Marshall Corp</u>			Date

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



110.21.79
Bill Nohle

- Dotted line w/red diagonal; New bulk
 - Dotted line; Proposed addition
 - Solid line; Existing buildings
 - Buildings to be removed
 - Water Line
 - Gas Line
 - Sewer Line
- Scale: 1 inch = 50 feet

12th Street
Easement