

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>



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 DORGW Subdivision  
 FILING 3 BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER Badger Block of Colorado  
 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 1152  
 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: Storage  
for block machine molds

✓ 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: \_\_\_\_\_ 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: SEPARATE DEMOLITION PERMIT  
NEEDED TO RAZE OTHER BUILDINGS.  
 CENSUS TRACT 8 TRAFFIC ZONE SS 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).

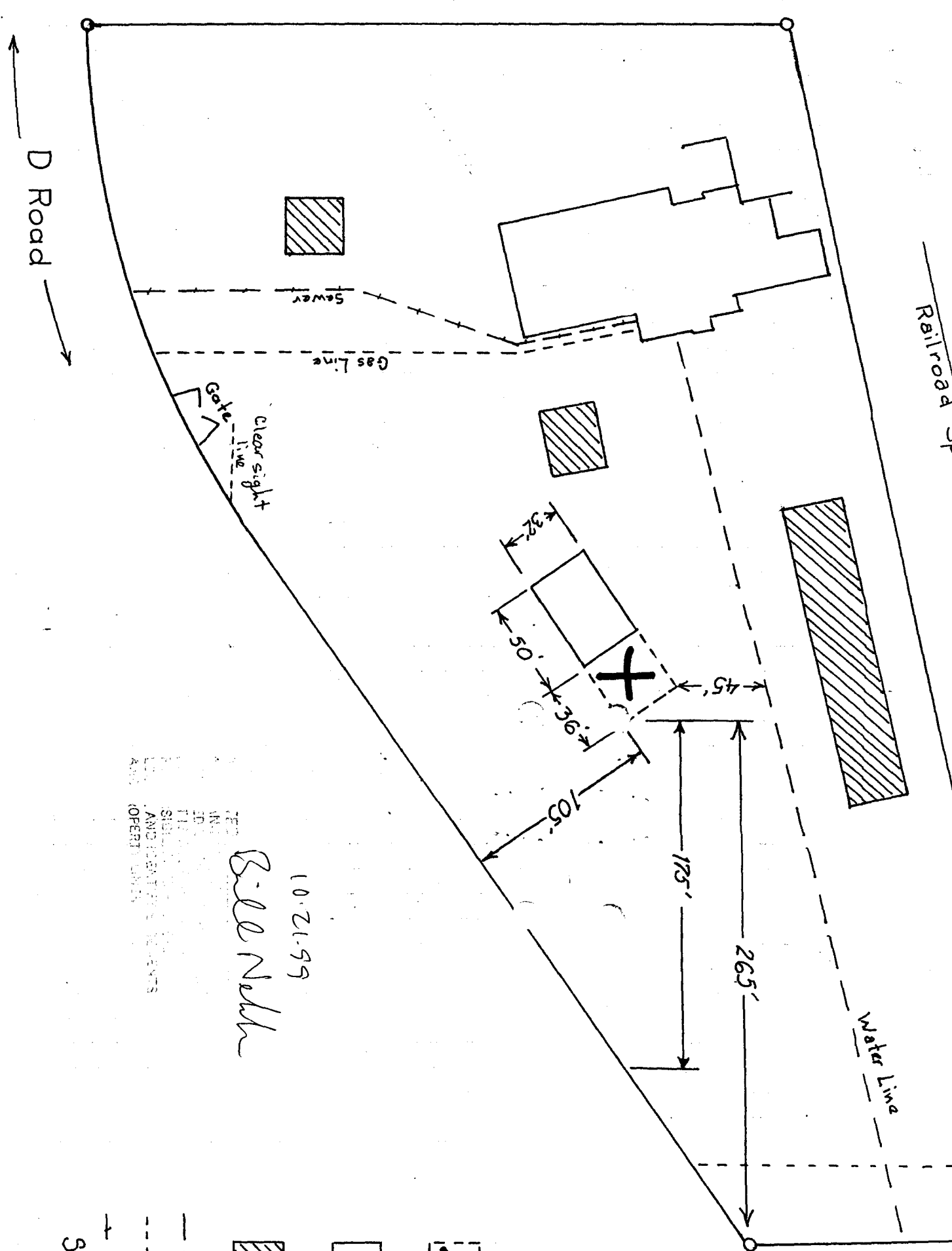
Applicant's Signature Badger Block of Colo. by Terry Eoff  
 Department Approval Bill Neth

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>Ch Marshall Cole</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)



10-21-99  
 Bill Nohk  
 ENGINEER  
 AND CONSULTANT  
 (OPERATION)

- X Dotted lines; Proposed addition
  - Solid lines; Existing buildings
  - Buildings to be removed
  - Water Line
  - - - Gas Line
  - + - Sewer Line
- Scale: 1 inch = 50 feet

4th Street  
 Rosemont

Badger Bloc