

Planning \$ Pd.	Drainage \$ -
TCP \$ 1,525.00 <sup>pd. 03/99</sup>	School Impact \$ -

BLDG PERMIT NO. 70544
FILE # SPR-1999-077

### PLANNING CLEARANCE

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

*Under 21 Emp*

*Ok for Del per OMSD*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>2749 U.S. HIGHWAY 50</u>	TAX SCHEDULE NO. <u>2945-253-00-069</u>
SUBDIVISION <u>NA</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>6,250</u>
FILING <u>NA</u> BLK <u>NA</u> LOT <u>NA</u>	SQ. FT. OF EXISTING BLDG(S) <u>6,240</u>
OWNER <u>WHEELING PITTSBURGH STEEL CORP.</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
ADDRESS <u>1134 MARKET ST., WHEELING, WV</u>	CONSTRUCTION
TELEPHONE <u>(304) 234-2400</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>6</u> AFTER <u>6</u>
APPLICANT <u>WHEELING CORRUGATING COMPANY</u>	CONSTRUCTION
ADDRESS <u>2749 U.S. HIGHWAY 50,</u>	USE OF ALL EXISTING BLDGS <u>METAL ROOFING/SIDING</u> FOR
<u>GRAND JUNCTION, CO 81503</u>	IN:
TELEPHONE <u>(970) 243-1156</u>	DESCRIPTION OF WORK & INTENDED USE: <u>ADD ROLLFORMING</u>
<i>Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</i>	<u>LINE IN EXISTING BUILDING, ADD TO BUILDING</u>
	<u>FOR COIL UNLOADING, PRODUCTION &amp; STORAGE</u>

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

LINE <u>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>As Per PLAN</u> from Property Line (PL) or	PARKING REQUIREMENT: <u>See PLAN</u>
<u>As Per PLAN</u> from center of ROW, whichever is greater	SPECIAL CONDITIONS: <u>As Per PLAN</u>
SIDE: <u>As Per PLAN</u> from PL REAR: <u>As Per PLAN</u> from PL	<u>See file # SPR-1999-077</u>
MAXIMUM HEIGHT <u>As Per PLAN</u>	CENSUS TRACT <u>13</u> TRAFFIC ZONE <u>86</u> ANNEX <u>350</u>
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>As Per PLAN</u>	

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 <u>Thomas Lynch</u>	Date <u>3/31/99</u>
Department Approval <u>[Signature]</u>	Date <u>6/4/99</u>

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>No change in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>6/4/99</u>

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) (Goldendrod: Utility Accounting)