

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

E4

BLDG PERMIT NO. <u>72647</u>
FILE # _____

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 <u>2462 Industrial Blvd</u>	TAX SCHEDULE NO. <u>2945-091-03-020</u>
SUBDIVISION <u>Durham Center</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>400</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>-0-</u>
OWNER <u>Eham</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION
ADDRESS _____	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____ CONSTRUCTION
TELEPHONE _____	USE OF ALL EXISTING BLDGS <u>Storage</u>
APPLICANT <u>C.A. Builder's</u>	DESCRIPTION OF WORK & INTENDED USE: <u>no sinks</u>
ADDRESS <u>2308 Interstate Ave</u>	<u>Storage or bathrooms to</u>
TELEPHONE <u>245-3580</u>	<u>be hooked up (10)</u>

CRAND JCT

✓ 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 <u>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>25</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>0</u>
SIDE: <u>0</u> from PL REAR: <u>0</u> from PL	SPECIAL CONDITIONS: _____
MAXIMUM HEIGHT <u>40'</u>	_____
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	CENSUS TRACT <u>9</u> TRAFFIC ZONE <u>97</u> 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: <u>William J. McDonald</u>	Date: <u>10/4/99</u>
Department Approval: <u>L. Gerstenberger</u>	Date: <u>10-4-99</u>








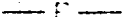



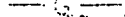


Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	<u>Garbage acct only</u> W/O No. <u>17005-24780</u> on septic?
Utility Accounting: <u>Dance</u>	Date: <u>9/10/99</u>		

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) (Goldenrod: Utility Accounting)

Gravel
Weighted C100 = 0.85

LEGEND

-  ASSUMED CORNER PINS
-  6' CHAIN LINK FENCE
-  PROPERTY BOUNDARY
-  EDGE OF ASPHALT
-  FIRE HYDRANT
-  POWER POLE
-  WATER METER
-  ELECTRIC LINE
-  WATER LINE
-  SANITARY SEWER
-  TELEPHONE LINE
-  GAS LINE
-  CONCRETE
-  DIRECTION OF DRAINAGE

overhead electric line

DRILLING CO. STORAGE YARD
ZONED C-2, L0

CHAINLINK FENCE

EAST
194.00

10' easement

10' easement

gravel

gravel

gravel

gravel

6' chainlink fence

20' easement

concrete pad

utility easement

10'

5' easement

S 01°00'50" E
300.05

ENERGY AIR DRAWING

SHOP/OFFICE BUILDING
(EXISTING)
5000 sq. ft.

gravel

gravel

10'

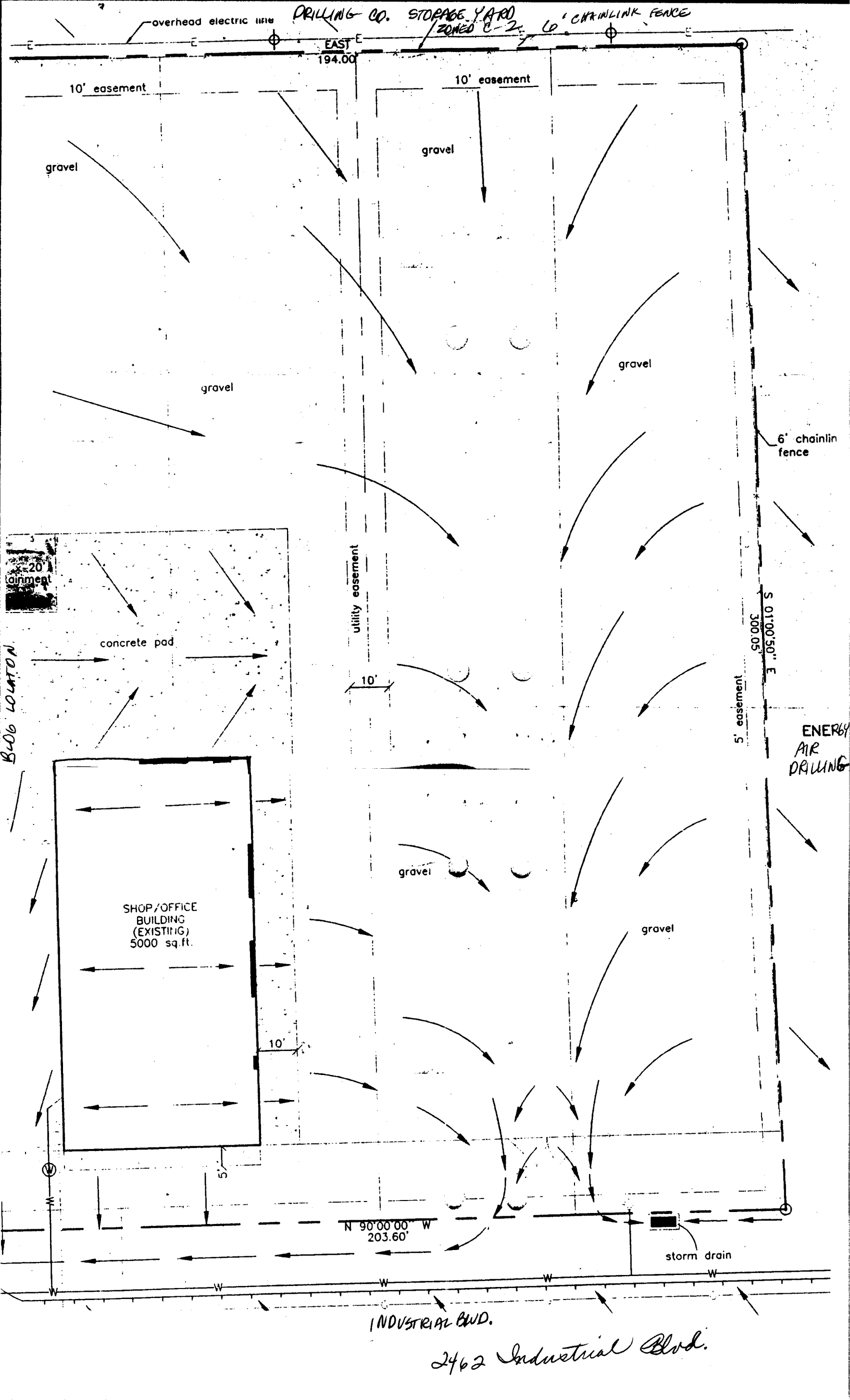
N 90°00'00" W
203.60'

storm drain

INDUSTRIAL BLD.










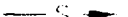

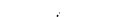
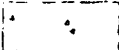

2462 Industrial Blvd.

BUG LOCATION



Gravel			
Weighted C100 = 0.85			

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