

COU-96-4.19 for TV System

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>768103</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 2325 Interstate Ave TAX SCHEDULE NO. 2701-323-04-011
 SUBDIVISION Interstate Comm. Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8x28
 FILING — BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 40x100
 OWNER EAGLE III BROADCASTING LLC NO. OF DWELLING UNITS: BEFORE — AFTER —
 ADDRESS 2325 INTERSTATE AVE, CONSTRUCTION
 TELEPHONE 243-1111 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION
 APPLICANT MARK VAN NEST USE OF ALL EXISTING BLDGS TV broadcasting office
 ADDRESS 2325 INTERSTATE AVE DESCRIPTION OF WORK & INTENDED USE:
 TELEPHONE 243-1111 temporary office trailer -
3 months - maximum
 ✓ 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-1 LANDSCAPING/SCREENING REQUIRED: YES — NO X
 SETBACKS: FRONT: — from Property Line (PL) or — from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL PARKING REQUIREMENT: no change
 SPECIAL CONDITIONS: Temporary Only
 MAXIMUM HEIGHT —
 MAXIMUM COVERAGE OF LOT BY STRUCTURES — CENSUS TRACT 15 TRAFFIC ZONE 6 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.

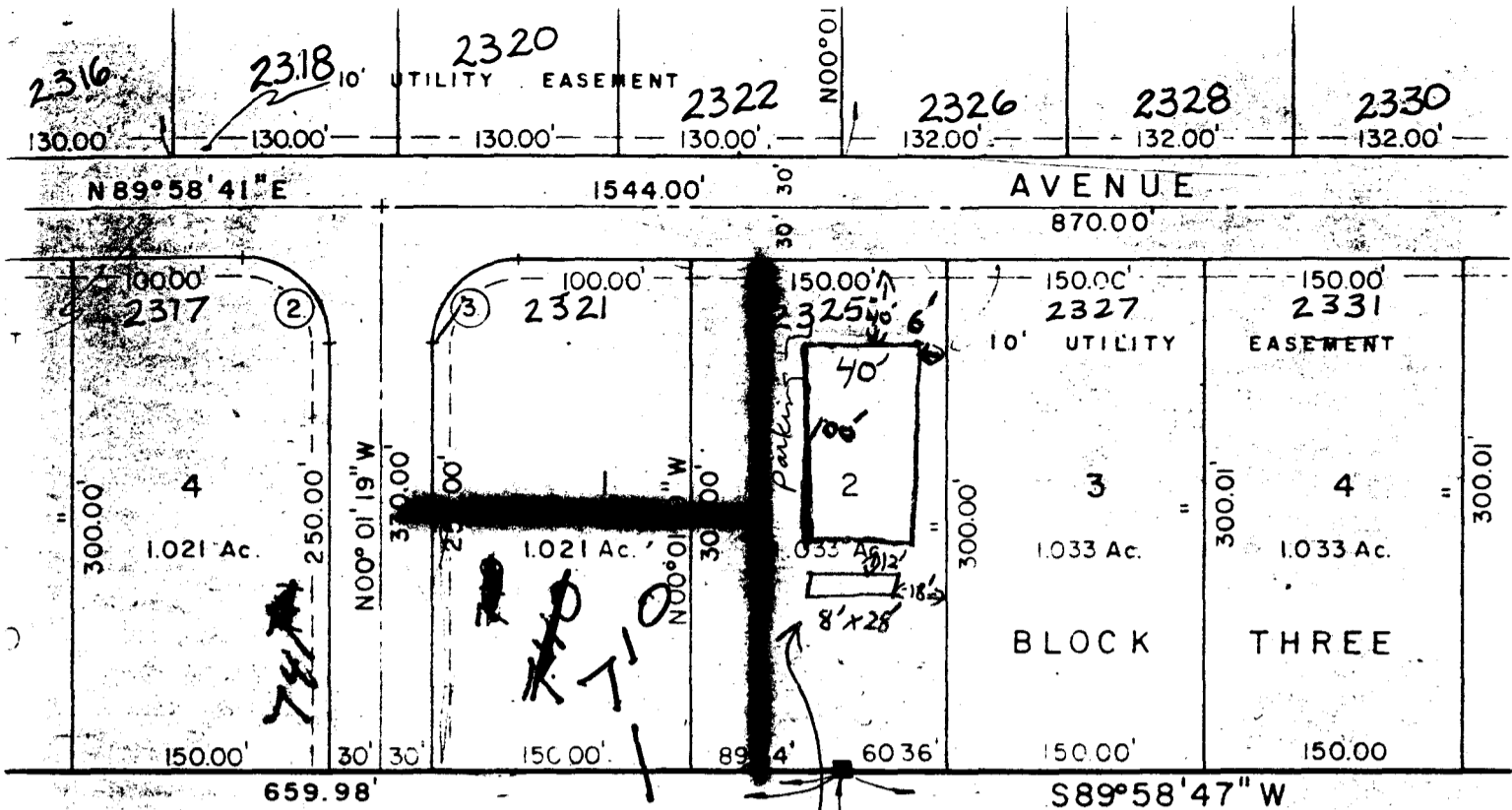
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 [Signature] Date 9-19-00
 Department Approval [Signature] Date 9/19/00

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>9-19-00</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)



SEE GENE

temporary office trailer

SE CORNER
N1/2 NW1/4 SW1/4
SECTION 32

ACCEPTED Ronnie 9/19/00

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS

BOUNDARIES OF SURROUNDING PROPERTY LINES.

I hereby certify that this instrument was recorded in accordance with the provisions of the laws of the State of Missouri.

Earl Sawyer

Approved this 5 day of August, 2000.

Approved this 10 day of July, 2000.

P. Klussman managing agents is the owner of the N 1/2 SW 1/4 and a part of the SE 1/4 of said real property being more

one of the SW 1/4 of said Section 32 a bearing of N 89° 58' 41" E and a distance of 1544.00 feet to the TRUE POINT OF BEGINNING. Thence

to a point on the eastern boundary of said Section 32, thence S 89° 58' 41" W 1251.70 feet to a point on the eastern boundary of said Section 32, thence S 89° 58' 41" W 150.15 feet to a point on the eastern boundary of said Section 32, thence S 89° 58' 41" W 150.15 feet to the

Commercial Park a subdivision of the City of St. Louis

the accompanying plat to the use of the City of St. Louis which are labeled as utility easements, irrigation and drainage facilities, and other facilities; with the understanding that the same shall be utilized in a reasonable and proper manner

and not to the detriment of the City of St. Louis.

Witness my hand and the seal of the City of St. Louis, Missouri, this 10th day of July, 2000.

Earl Sawyer