

Planning \$ $\emptyset$	Drainage \$ $\emptyset$
TCP \$ $\emptyset$	School Impact \$ $\emptyset$

DG PERMIT NO.
FILE # <u>CUP-2001-031</u>

## 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>2749 S. Hwy 50</u>	TAX SCHEDULE NO. <u>2945-253.00-069</u>
SUBDIVISION <u>N/A</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) _____
OWNER <u>WHEELING PITTSBURGH STEEL</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
ADDRESS <u>1134 MARKET ST. CORP.</u>	CONSTRUCTION
TELEPHONE <u>(970) 243-1154</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
APPLICANT <u>NICH. COLO., INC. (CLEAR TRAK)</u>	CONSTRUCTION
ADDRESS <u>1600 LITE AVE. STE 10</u>	USE OF ALL EXISTING BLDGS _____
TELEPHONE <u>(970) 234-7400</u>	DESCRIPTION OF WORK & INTENDED USE: _____
✓ <b>Submittal requirements are outlined in the SSD (Submittal Standards for Improvements and Development) document.</b>	

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>No</u>
SIDE: <u>0</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>Landscaping per approved plan</u>
MAXIMUM HEIGHT <u>40' structures</u>	CENSUS TRACT <u>13</u> TRAFFIC ZONE <u>79</u> ANNEX _____
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>FAR 2.0</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>[Signature]</u>	Date <u>1-29-01</u>
Department Approval <u>[Signature]</u>	Date <u>4-4-01</u>

Withdrawn  
 Applicant  
 Not in AP  
 2/14/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting			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)