

FEE \$ pd w/ SPR
 TCP \$ 292.80
 DRAINAGE FEE \$ 12.34

BLDG PERMIT NO. 55962
 FILE # SPR-96-84

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1250 N. 3rd ST. TAX SCHEDULE NO. 2945-113-16-607
 SUBDIVISION Shenwood Park Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200
 FILING _____ BLK 12 LOT 6 SQ. FT. OF EXISTING BLDG(S) 8470
 (1) OWNER 818 Eight-Eight Company NO. OF DWELLING UNITS
Joint Venture BEFORE: 1 AFTER: 2 CONSTRUCTION
 (1) ADDRESS 1250 N. 3rd ST
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 241-5187 BEFORE: 1 AFTER: 2 CONSTRUCTION
 (2) APPLICANT Terry L Larsen USE OF ALL EXISTING BLDGS Manufacturing (cabinet fabrication)
 (2) ADDRESS 761 Tealip Dr. DESCRIPTION OF WORK & INTENDED USE: Erection of
 (2) TELEPHONE 245-9657-26-0450 30'x40' building - Dry Storage

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document

ZONE C-2 THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF
 Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front _____ from Property Line (PL) Parking Req'mt existing
 or 25 from center of ROW, whichever is greater
 Side 0 from PL Rear 0 from PL Special Conditions: _____
 Maximum Height 40'
 Maximum coverage of lot by structures _____ CENS.T. 4 T.ZONE 34 ANNEX # 19

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 G.J. 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 Terry L Larsen Date 4-3-96

Department Approval Kathy Portner Date 4/23/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A no change in # of employees

Utility Accounting Millie Fowler Date 4-23-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)