

DATE SUBMITTED 9/22/93

BUILDING PERMIT NO. 463/4

FEE \$ Pd w/ site plan

PLANNING CLEARANCE

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

BLDG ADDRESS 845 NORTH AVE
SUBDIVISION MERRILL
FILING _____ BLK _____ LOT 1
TAX SCHEDULE NO. _____
OWNER SHERWIN WILLIAMS CO
ADDRESS 845 NORTH AVE G.C.
TELEPHONE 242-6515

SQ. FT. OF PROPOSED BLDG(S)/ADDITION \$19,000.-
SQ. FT. OF EXISTING BLDG(S) - 0 -
NO. OF FAMILY UNITS - 0 -
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION - 0 -
USE OF EXISTING BLDGS N/A
DESCRIPTION OF WORK AND INTENDED USE:
CONSTRUCTION OF NEW SCALE BLDG

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

ZONE C-1
SETBACKS: Front 55' from property line or 55' from center of ROW, whichever is greater
Side 0 from property line
Rear 0 from property line
Maximum Height 40
Maximum coverage of lot by structures _____
Landscaping/Screening Req'd Per Plan

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT 2 TRAFFIC ZONE 36
Parking Req'mt Per Plan
File Number #12-93 (3)
Special Conditions: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature [Signature]
Date Approved 9/22/93 Date 9/22/93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)