

FEE \$165 pd w/ SPR

BLDG PERMIT NO. 99228

PLANNING CLEARANCE (Single Family Residential and Accessory Structures) Grand Junction Community Development Department

Na-0760-01-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 245 South Ave TAX SCHEDULE NO. 2945-143-45-002
SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION 13,500
FILING BLK 163 LOT 3-16 SQ. FT. OF EXISTING BLDG(S) 44,600
(1) OWNER John Cadetz NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION
(1) ADDRESS 245 South Ave
(1) TELEPHONE 243-0024 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT Sun King Mgmt Corp USE OF EXISTING BLDGS Warehouse/Office
(2) ADDRESS POB 3299 GJ DESCRIPTION OF WORK AND INTENDED USE: Warehouse Addition
(2) TELEPHONE 245-9173 no change in use

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1 Maximum coverage of lot by structures
SETBACKS: Front 25' from property line (PL) or 25' from center of ROW, whichever is greater Parking Req'mt Per plan
Side 0' from PL Rear 0' from PL Special Conditions #115-94
Maximum Height 65' CENSUS TRACT 15 TRAFFIC ZONE 43

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature [Signature] Date 7-13-94
Department Approval [Signature] Date 7/14/94

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A
Utility Accounting Millie Fowler Date 7-13-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)