

FEE \$

BLDG PERMIT NO. 50853

PLANNING CLEARANCE

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

Original
Do NOT Remove
From Office

Handwritten: 12/01/90

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 700 25 1/2 RD.

TAX SCHEDULE NO. 2945-151-11014

SUBDIVISION 6+50 WEST

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2698.72'

FILING 2 BLK 5 LOT 14

SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER SUPERIOR CONTRACTING, Inc.

NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 1901 N 7th

NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 245-2395

USE OF ALL EXISTING BLDGS NA

(2) APPLICANT _____

DESCRIPTION OF WORK & INTENDED USE: NEW

(2) ADDRESS _____

Commercial - BUILDING MATERIALS

(2) TELEPHONE _____

SALES & STORAGE

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 C-1

Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

Parking Req'mt 9 spaces (no equipment parking)

Side 0 from PL Rear 0 from PL

Special Conditions: NO overnight parking

Maximum Height 40

of construction equipment or trucks allowed on this site.

Maximum coverage of lot by structures _____

CENSUS TRACT _____ TRAFFIC ZONE _____

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 [Signature]

Date 8-2-94

Department Approval [Signature: Jim Dixon]

Date 11-30-94

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 777

Utility Accounting [Signature]

Date 11-30-94

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)