

FEE \$ paid

BLDG PERMIT NO. 49663

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

3021-3495-01-0

TCP- -0-
124-94

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2482 F Road

TAX SCHEDULE NO. 2945-044-00-068

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10,000

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Don Damron

NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2482 F RD

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

(1) TELEPHONE _____

(2) APPLICANT Ford Const Co Inc

USE OF ALL EXISTING BLDGS retail/manufacturing

(2) ADDRESS 584 25 RD

DESCRIPTION OF WORK & INTENDED USE: addition for

(2) TELEPHONE 245-9343

warehouse - no additional retail space at this time

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 PC

Landscaping / Screening Required: YES NO _____

SETBACKS: Front 20' from Property Line (PL) or _____ from center of ROW, whichever is greater

Parking Reqmt See file #124-94

Side 5' from PL Rear 10' from PL

Special Conditions: Foundation only permit

Maximum Height _____

Maximum coverage of lot by structures _____

CENSUS TRACT 9 TRAFFIC ZONE 4

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 Danace Carlson

Date 8/29/94

Department Approval Kathleen M. Parker

Date 8/29/94

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

Utility Accounting Millie Fowler

Date 8-29-94 - foundation only

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