

FEE \$ 110.00 (S.P.R.)

BLDG PERMIT NO. 50418

PLANNING CLEARANCE

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

Grand Junction Community Development Department

181 94

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2583 45 Hwy 6:50 TAX SCHEDULE NO. 2945 151 00 104

SUBDIVISION White City SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1166

FILING _____ BLK _____ LOT 104 SQ. FT. OF EXISTING BLDG(S) 8572

(1) OWNER Bob Hunt NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2572 Young Ct NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 243 7148 USE OF ALL EXISTING BLDGS Commercial

(2) APPLICANT FCI - Bill Dunn DESCRIPTION OF WORK & INTENDED USE: addition

(2) ADDRESS Box 1767 - G1 Storage of R.V.s - Snow Mach / Motor cycles

(2) TELEPHONE 434 9093

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 C1 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt _____
_____ 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 _____ 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 11-1-94

Department Approval [Signature] Date 14 Nov 1994

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3001-2760-03-6

Utility Accounting [Signature] Date 11-14-94

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)