

FEE \$ 10

BLDG PERMIT NO.

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2146 1/2 Hwy 6 & 50 TAX SCHEDULE NO. 2697-362-00-080

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100 ^{sq}

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2400 ^{sq}

(1) OWNER Mary Lou Kennedy NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 2034 Broadway NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Ed Kuechler USE OF ALL EXISTING BLDGS warehouse Mach. Shop

(2) ADDRESS 2146 1/2 Hwy 6 & 50 DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 245-6693 Bathroom for existing warehouse - septic -

✓ 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 I-1 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt 1 space/emp on largest shift + 1 space per Co.-owned vehicle + 10% visitor = 3 spaces
55 from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: Change of use for ±25% of bldg to parking → no sign. change in emp. or parking requirement

Maximum Height 65 ft. CENSUS TRACT 15 TRAFFIC ZONE 1

Maximum coverage of lot by structures _____

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).

X Applicant's Signature Ed Kuechler Date 8-8-94

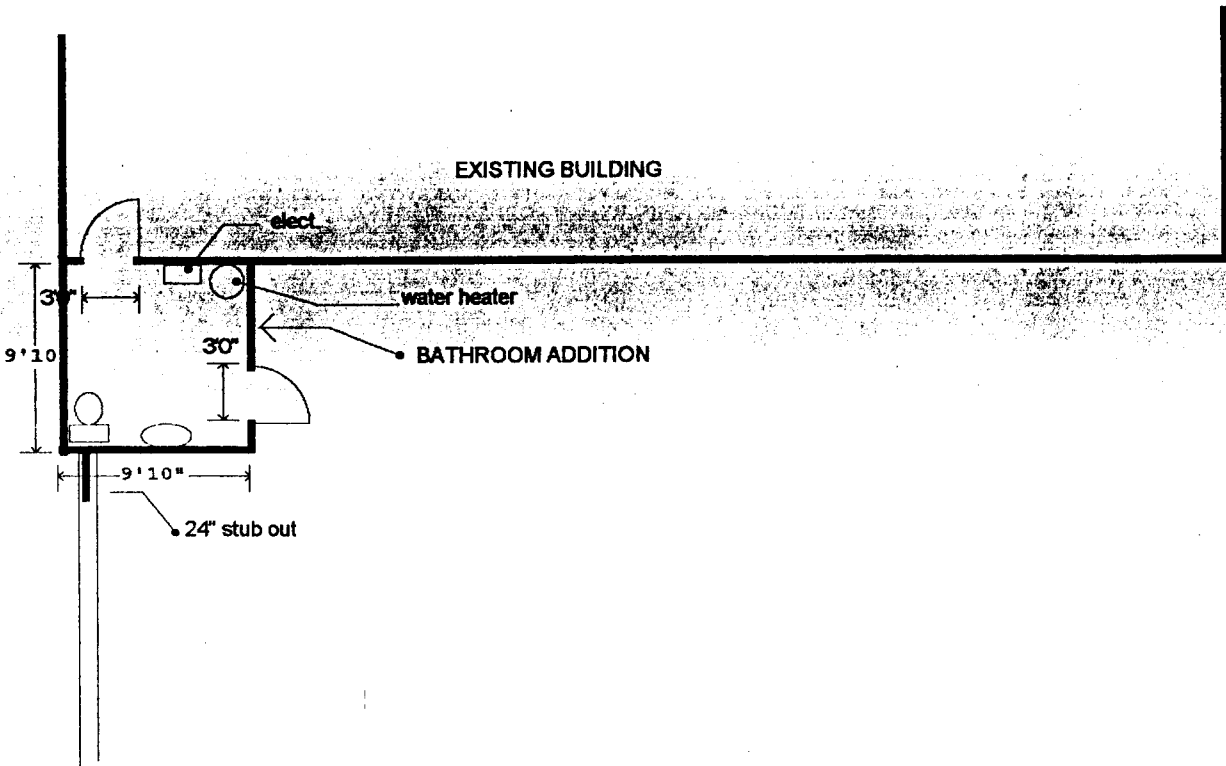
Department Approval [Signature] Date 8-8-94

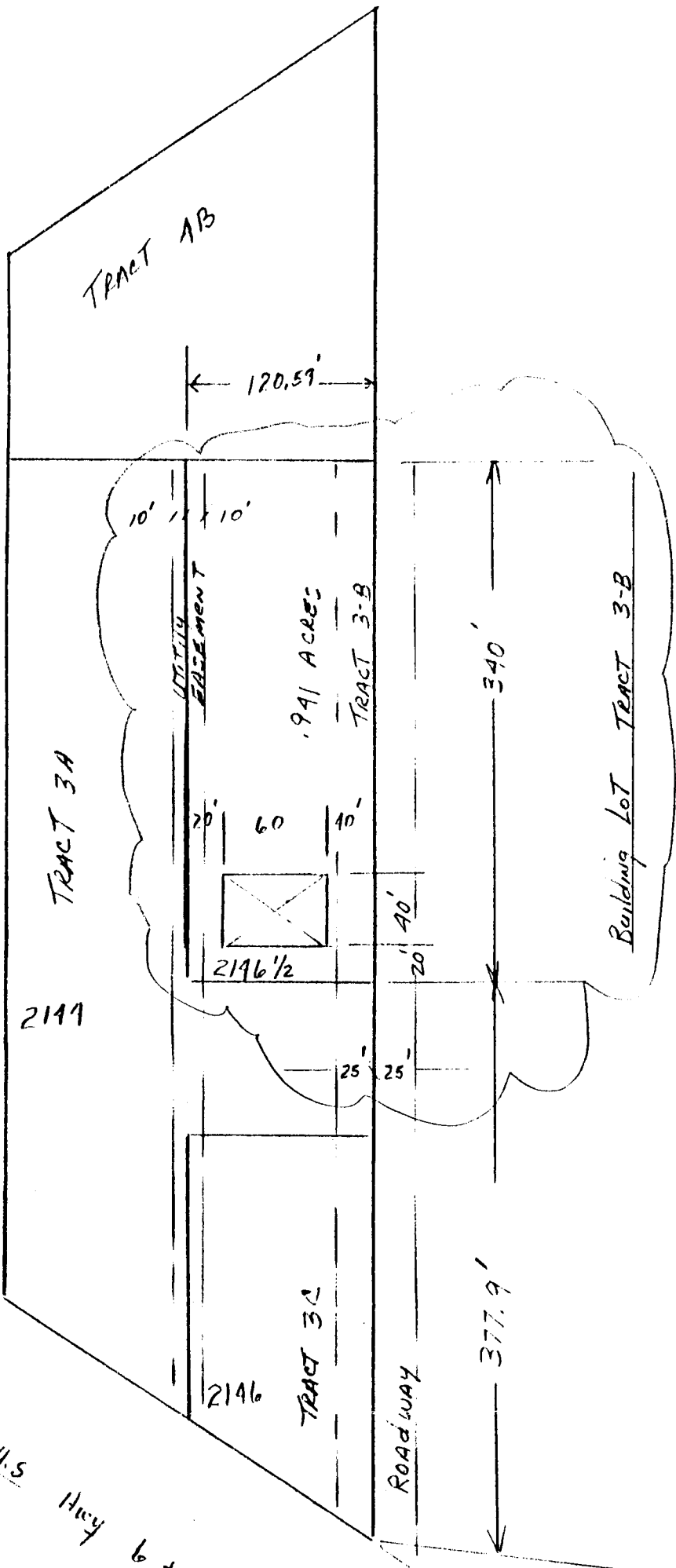
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - Septic

Utility Accounting Millie Fowler Date 8-8-94 Mesa County Health Permit #8454
4-25-94

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)





U.S. Hwy 6 + 50

Plot Plan

2400 sqft Storage Building

2146 1/2 Hwy 50