

FEE \$ paid

...JG PERMIT NO 48765

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 2105 E. Main TAX SCHEDULE NO. 2945-134-00-019
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 29,000
 (1) OWNER New Junction Properties NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS 9745 E Hampton, Denver
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (2) APPLICANT Mike Daniels USE OF ALL EXISTING BLDGS Manufacturing
 (2) ADDRESS 2105 E Main DESCRIPTION OF WORK & INTENDED USE: interior
 (2) TELEPHONE 858-4226 remodel - restrooms

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-2 Landscaping / Screening Required: YES NO _____
 SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt 70 spaces
 _____ from center of ROW, whichever is greater
 Side _____ from PL (Rear _____ from PL)
 Special Conditions: file # 73-94 -- landscaping to be installed by July 1, 1994. Must be approved by City - all water to be detained on site
 Maximum Height _____ CENSUS TRACT 7 TRAFFIC ZONE SS
 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).

Applicant's Signature Michael Williams Date 5/25/94
 Department Approval Larry Peterson Date 5/25/94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7592
 Utility Accounting Judy Shaper Date 5/25/94

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)