

FEE \$ Paid with SPR

BLDG PERMIT NO.

CCP - \$1,088.36

Drainage fee - \$258.69

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

PLANNING CLEARANCE

Grand Junction Community Development Department

Handwritten initials and date: 211 94

2001-1600-03-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 322 North 8th ST. TAX SCHEDULE NO. 2945-144-04-001

SUBDIVISION City of Grand Junction SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3380

FILING BLK 85 LOT 1,2,3,4,5 SQ. FT. OF EXISTING BLDG(S) 4600

(1) OWNER Ernest C. Hunt NO. OF DWELLING UNITS
BEFORE: 3 AFTER: 2 CONSTRUCTION

(1) ADDRESS 1624 Crestview Ct. NO. OF BLDGS ON PARCEL
BEFORE: 3 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 245-6300 USE OF ALL EXISTING BLDGS Warehouse/office

(2) APPLICANT Centennial Construction DESCRIPTION OF WORK & INTENDED USE: Expand

(2) ADDRESS 1520 Ptarmigan Ct. North office and warehouse capabilities

(2) TELEPHONE 242-7198



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 B-3 Landscaping / Screening Required: YES NO

SETBACKS: Front 25 from Property Line (PL) or Parking Req'mt 10
25 from center of ROW, whichever is greater

Side 10 from PL Rear 10 from PL

Maximum Height 40' Special Conditions: See file # 211-94
Original NOT Remove

Maximum coverage of lot by structures _____ CENSUS TRACT 2 TRAFFIC ZONE 41

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 Mark H. Blue Date Nov. 28, 94

Department Approval Kathy Postma Date 3/30/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - no change in number of employees

Utility Accounting Millie Fowler Date 4-4-95

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)