

FEE \$ 0

BLDG PERMIT NO. 54457

TEP 878.40

# PLANNING CLEARANCE

SPR 95-193

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

Grand Junction Community Development Department

PC  
Vtep

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 567 S 15th ST. TAX SCHEDULE NO. 2945-242-12-002

SUBDIVISION Colo. West Dev. Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7600

FILING — BLK — LOT 2 SQ. FT. OF EXISTING BLDG(S) 50,250#

(1) OWNER Hersha Builders NO. OF DWELLING UNITS BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 567 S 15th ST.

(1) TELEPHONE 245-2200 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT ALCO BUILDING USE OF ALL EXISTING BLDGS BAKING

(2) ADDRESS 529 25 1/2 RD. DESCRIPTION OF WORK & INTENDED USE:

(2) TELEPHONE 242-1423 TRUCK WASH & REPAIR

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-2 Landscaping / Screening Required: YES — NO ✓

SETBACKS: Front PER APPROVED SITE PLAN from Property Line (PL) or Parking Req'mt NO  
from center of ROW, whichever is greater

Side — from PL Rear — from PL Special Conditions: NO VEHICULAR TRAFFIC TO WEST OVER UNPAVED AREA

Maximum Height — CENSUS TRACT 8 TRAFFIC ZONE 60  
Maximum coverage of lot by structures NA

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 David Williams Date 12-23-95

Department Approval Bill Nahr Date 12-11-95

Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 8814- ADD'L PIR

Utility Accounting Miller Fowler Date 12-12-95

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)