

FEE \$ PAID w/SPR

BLDG PERMIT NO. 51482

PLANNING CLEARANCE

NO TCP Drainage Fee \$239.43 (site plan review, multi-family development, non-residential development)

IL 1-3160-01-4 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 808 S. 9th Street TAX SCHEDULE NO. 2945-231-10-001
SUBDIVISION MILDBALE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000
FILING BLK 18 LOT 1-10 SQ. FT. OF EXISTING BLDG(S) 4500
(1) OWNER MUNRO PROPERTIES NO. OF DWELLING UNITS BEFORE: N/A AFTER: N/A CONSTRUCTION
(1) ADDRESS 808 S. 9th STREET
(1) TELEPHONE 243-2101 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 1 CONSTRUCTION
(2) APPLICANT JOHN NEWELL/PHIPPS NEWELL CONSTRUCTION USE OF ALL EXISTING BLDGS Pump Supply
(2) ADDRESS 553 25 1/2 ROAD / P.O. 3360 DESCRIPTION OF WORK & INTENDED USE:
(2) TELEPHONE 242-3548 WAREHOUSE ADDITION

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 X NO
SETBACKS: Front 0 ft from Property Line (PL) or 35 ft from center of ROW, whichever is greater
Side 0 from PL Rear 0 from PL
Maximum Height 65 ft
Maximum coverage of lot by structures N/A
CENSUS TRACT 8 TRAFFIC ZONE 44
Special Conditions: As per File # 95-271
Site Plan & Landscape Plan

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 2-1-95
Department Approval [Signature] Date 2-21-95

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A - Warehouse only no bathroom facilities
Utility Accounting [Signature] Date 2-21-95

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)