

FEE \$150 - pd w/SPR
 TCP \$-1403.00
 DRAINAGE FEE \$3260.23

BLDG PERMIT NO. 52461
 FILE # SPR-95-94

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 714 Arrowest Road TAX SCHEDULE NO. 2701-314-01023
 SUBDIVISION Arrowest Commercial SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 1 LOT 17 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Marjorie and Kelly Ford NO. OF DWELLING UNITS
 BEFORE: 0 NA AFTER: 1 NA CONSTRUCTION
 (1) ADDRESS P.O. Box 55065 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 245-9343 USE OF ALL EXISTING BLDGS N/A
 (2) APPLICANT Kelly Ford DESCRIPTION OF WORK & INTENDED USE:
 (2) ADDRESS P.O. Box 55065 Office/Storage 62% office 38% warehouse 6 employees
 (2) TELEPHONE 245-9343

✓ 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 _____
 SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
 or 25' from center of ROW, whichever is greater Special Conditions: APPROVED SITE PLAN FILE# 95-94
 Side 0 from PL Rear 0 from PL
 Maximum Height 65'
 Maximum coverage of lot by structures 100% CENS.T. 9 T.ZONE 7 ANNEX # _____

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 Kelly Ford Date 5-16-95
 Department Approval Mike Pelletier Date 6-12-95
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8381
 Utility Accounting Millie Fowler Date 6-12-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)