

FEE \$	5.00
TCP \$	_____
DRAINAGE FEE \$	_____

BLDG PERMIT NO.	52461
FILE #	136-93

PLANNING CLEARANCE

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

3024-0502-02-8

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 715 Arrowest Ct. TAX SCHEDULE NO. 2701-314-01-005

SUBDIVISION Arrowest Commercial SQ. FT. OF PROPOSED BLDG(S)/ADDITION 17,500

FILING _____ BLK _____ LOT 5 SQ. FT. OF EXISTING BLDG(S) 17,500

(1) OWNER Frank Wilkinson NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 715 Arrowest Ct

(1) TELEPHONE 243-9477 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Structures West USE OF ALL EXISTING BLDGS Manuf. + Distribution

(2) ADDRESS 713 Arrowest Ct. DESCRIPTION OF WORK & INTENDED USE: Remodel

(2) TELEPHONE 245-9193 Warehouse Space For More Manuf acturing Space

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE I-1 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt existing

or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: Must meet all requirements of the Fire Code & Building Code

Maximum Height _____ CENS.T. 9 T.ZONE 7 ANNEX # 227

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 [Signature] Date 6/12/95

Department Approval [Signature] Date 6/12/95

Additional water and/or sewer tap/fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] 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)