

FEE \$ paid with SPR

BLDG PERMIT NO. 52209

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development) SPR-95-34

Grand Junction Community Development Department

361-2525-01-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 607 HOLLINGSWORTH TAX SCHEDULE NO. 2945-033-11-005

SUBDIVISION FORESIGHT PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000

FILING 2 BLK 3 LOT 005 SQ. FT. OF EXISTING BLDG(S) 45,000

(1) OWNER REYNOLDS POLYMER NO. OF DWELLING UNITS
BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 607 HOLLINGSWORTH

(1) TELEPHONE 241-4700 NO. OF BLDGS ON PARCEL
BEFORE: (1) AFTER: (1) CONSTRUCTION

(2) APPLICANT ROBERT D JENKINS USE OF ALL EXISTING BLDGS INDUSTRIAL

(2) ADDRESS 1000 N. 9th St #35 DESCRIPTION OF WORK & INTENDED USE: BUILDING
ADDITION FOR INDUSTRIAL USE
no additional employees

(2) TELEPHONE 256-1956

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 PI Landscaping / Screening Required: YES existing NO NO

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

Side _____ from PL Rear _____ from PL Special Conditions: Remove file # SPR 95-34
From Office

Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 24

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 Robert Jenkins Date 2/14/95

Department Approval Kathy Portman Date 3/21/95

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

Utility Accounting Miller-Joubert Date 3-21-95

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)