

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	JVC
FILE #	54091

JSP

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3027-0030-01-5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	2306 Hwy 6850	TAX SCHEDULE NO.	2945-052-0000
SUBDIVISION	—	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	—
FILING	—	BLK	—
LOT	—	SQ. FT. OF EXISTING BLDG(S)	100 X 225
(1) OWNER	FOSROC INC	NO. OF DWELLING UNITS	—
(1) ADDRESS	2306 Hwy 6850	BEFORE:	—
(1) TELEPHONE	245-4007	AFTER:	—
(2) APPLICANT	Ford Construction Co	CONSTRUCTION	—
(2) ADDRESS	714 Arrowest Rd	NO. OF BLDGS ON PARCEL	—
(2) TELEPHONE	245-9343	BEFORE:	1
		AFTER:	1
		CONSTRUCTION	—
		USE OF ALL EXISTING BLDGS	manufacturing & storage
		DESCRIPTION OF WORK & INTENDED USE:	Interior Remodel

008

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	H0	Landscaping / Screening Required:	YES	NO
SETBACKS: Front	—	Parking Req'mt	—	
or	—	Special Conditions:	interior only	
Side	—			
Rear	—			
Maximum Height	—			
Maximum coverage of lot by structures	—	CENS.T.	9	T.ZONE
				6
				ANNX #

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 11-2-95

Department Approval Donnie Edwards Date 11-7-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NA no change in use or employees

Utility Accounting Millie Fowler Date 11-7-95

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)