

FEE \$ PAID W/SPR

BLDG PERMIT NO. 52659

TCP-4,874.30

PLANNING CLEARANCE

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

Grand Junction Community Development Department



2465 HWY 6 & 50 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS GRAND JUNCTION, CO 81505 TAX SCHEDULE NO. 2945-091-07-005

SUBDIVISION ARROW SQUARE INDUSTRIAL SQ. FT. OF PROPOSED BLDG(S)/ADDITION 11,985 SF

FILING BLK LOT 5 SQ. FT. OF EXISTING BLDG(S) N/A

ESTATE OF WILLIAM H. NELSON, PAUL S. BARRU,

(1) OWNER BEN E. CARNES, AND BETTY J. WHITE NO. OF DWELLING UNITS
AND BEN E. CARNES, CO-TRUSTEES BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS P.O. BOX 3117
GRAND JUNCTION, CO 81502 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE USE OF ALL EXISTING BLDGS N/A

(2) APPLICANT REX RADIO & TELEVISION, INC.

(2) ADDRESS 2875 NEEDMORE ROAD DESCRIPTION OF WORK & INTENDED USE: GENERAL

DAYTON, OHIO 45414 CONSTRUCTION & SITE WORK FOR NEW RETAIL STORE

(2) TELEPHONE

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 C-2 Landscaping / Screening Required: YES X NO

SETBACKS: Front 15 ft from Property Line (PL) or Parking Req'mt As per plan
5 ft from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: SPR-95-76 - see file for site Plan & drainage rpt.

Maximum Height 40 ft

Maximum coverage of lot by structures CENSUS TRACT 9 TRAFFIC ZONE 11

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 Rubén E. Foster Date 4/19/95

Department Approval [Signature] Date 6/23/95

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 8432 - ofc/retail

Utility Accounting Millie Fowler Date 6-29-95

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)