

* SP #1
*2

FEE \$ 5.00

BLDG PERMIT NO. 52937

PLANNING CLEARANCE

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

Grand Junction Community Development Department

✓

BLDG ADDRESS 2499 Hwy 6.50 TAX SCHEDULE NO. 2945-094-00-139

SUBDIVISION COTTON WOOD MAN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 3000

(1) OWNER BILL WAARING NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 2504 1/2 WESLO

(1) TELEPHONE 243-2868 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT ZEEK & ASSOC USE OF ALL EXISTING BLDGS RETAIL SALES

(2) ADDRESS P.O. BOX 1085 DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 250-0868 TENANT FINISH (interior)
9000 Storage 21000 retail

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

ZONE C-2 Landscaping / Screening Required: YES NO existing

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt See SPR-95-37
_____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: NO C.O. until sewer is available

Maximum Height _____ CENSUS TRACT 9 TRAFFIC ZONE 11
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 Mary R Zeek Date 7-28-95

Department Approval Marcia Rubideaux Date 7-28-95

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

Utility Accounting Miller Fowler Date 7-28-95

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)