

FEE \$185 pd w/SPR

BLDG PERMIT NO.

PLANNING CLEARANCE

TRP #1756.80 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2898 I 70 BUS. TAX SCHEDULE NO. 2943-181-12-000

SUBDIVISION O' DELL SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7200

FILING _____ BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER MONUMENT HOMES NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 759 HORIZON DR. STE A. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-4890 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT Monument Homes DESCRIPTION OF WORK & INTENDED USE: NEW

(2) ADDRESS 759 HORIZON DR STE A Steel BLDG. WAREHOUSE/OFFICE

(2) TELEPHONE 243 4890

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 I-1 Landscaping / Screening Required: YES NO _____

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

Side — from PL Rear — from PL Special Conditions: FILE # 95-9

Maximum Height 65 ft.

Maximum coverage of lot by structures — CENSUS TRACT 7 TRAFFIC ZONE 39

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 Jan 3, 1995

Department Approval [Signature] Date March 7, 1995

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - Under 20 Employees No use Chg.

Utility Accounting Jackie L. Berry Date 3/7/95

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)

6-8-95 - WO 8372 - of/warehouse under 20 employees

When Monument Homes came in on 3-7-95
they said there was an existing bldg ^{I-70}
& only address on Screen was 2896 ^{Bus Loop}

~~Wg~~ "assumed" they knew when Mon. Home
(Millie)

said yes that's it - I instructed
Jackie to sign off as N/A & no
add'l PIF because Monument Homes
said bldg is new Warehouse/ofc under
20 employees - at that address
of 2896 -

later discovered address is a new
address at 2898 I-70 Bus Loop -
Monument Homes was called -

They came in today and paid
\$750⁰⁰ PIF, WO 8372.

Millie Joubert