

FEE \$ PAID w/SPR

BLDG PERMIT NO. 50983

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Drainage \$2781
TCP \$1317.60

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1070 KIMBALL AVE. TAX SCHEDULE NO. 2945-231-18-005

SUBDIVISION SJ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7680

FILING BLK LOT 5 SQ. FT. OF EXISTING BLDG(S) 0

OWNER RICHARD L. SPARKMAN
DONALD D. JOHNSON NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

ADDRESS GRAND JUNCTION CO 81502

TELEPHONE (303) 243-0646 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

APPLICANT BOB STAFFORD (AGENT) USE OF ALL EXISTING BLDGS

ADDRESS SUITE 310, ARVADA, CO 80002 DESCRIPTION OF WORK & INTENDED USE:

TELEPHONE (303) 420-0234 SHIPPING & RECEIVING WAREHOUSE

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-2 Landscaping / Screening Required: YES NO

SETBACKS: Front from Property Line (PL) or Parking Req'mt 8 provided
from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: #220-94

Maximum Height 65'

Maximum coverage of lot by structures CENSUS TRACT 8 TRAFFIC ZONE 44

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] Agent for: [Signature] Date Dec. 8, 1994

Department Approval [Signature] Date 1-23-95

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 8071 + 8072

Utility Accounting [Signature] Date 1/23/95

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)