

FEE \$ Pd w/ SPR

BLDG PERMIT NO. 54560

NO TWP \$0

PLANNING CLEARANCE

SPR-95-192

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 240 NORTH AVENUE TAX SCHEDULE NO. 2945-113-18-005

SUBDIVISION Shafroth-Rogers SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,000

FILING BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) 28,590

(1) OWNER HARBERT INVESTMENT CO. NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 240 NORTH AVENUE NO. OF BLDGS ON PARCEL BEFORE: 6 AFTER: 7 CONSTRUCTION

(1) TELEPHONE 243-3273 USE OF ALL EXISTING BLDGS LUMBER SALES & STORAGE

(2) APPLICANT STEVE MCCALLUM/TPT DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 552 25 ROAD _____

(2) TELEPHONE 243-4642 LUMBER STORAGE BUILDING

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 _____ NO

SETBACKS: Front NA from Property Line (PL) or Parking Req'mt NA

_____ from center of ROW, whichever is greater

Side 0' from PL Rear 0' from PL Special Conditions: SPR 95-192

Maximum Height 40'

Maximum coverage of lot by structures _____ CENSUS TRACT 4 TRAFFIC ZONE 34

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 10/26/95

Department Approval [Signature] Date 12/8/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3003-2480-08-6

Utility Accounting [Signature] Date 12-8-95

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)

Alley

ALL

311.

ACCEPTED *KKA 12/8/95*
ANY CHANGES MUST BE
APPROVED BY THE PLANNING
DEPT. OF THE CITY OF
RESPECTING ALL EASEMENTS
LOCATIONS AND PROPERTY LINES.

