

FEE \$ PAID w/SPZ

BLDG PERMIT NO. 51441

PLANNING CLEARANCE

TOP \$ 2850.00 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

03-0790-04-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2892 North Ave. TAX SCHEDULE NO. 2943-074-00-046

SUBDIVISION N.A. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 11,700

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 22,450

(1) OWNER Emory Contrall NO. OF DWELLING UNITS
BEFORE: NA AFTER: _____ CONSTRUCTION

(1) ADDRESS PO Box 1293, Dalton GA NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE _____ USE OF ALL EXISTING BLDGS Retail/Warehouse

(2) APPLICANT Moys Concrete, Inc. DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS PO Box 4150 City Warehouse addition to existing building

(2) TELEPHONE 243-5669

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 PC Landscaping / Screening Required: YES NO _____

SETBACKS: Front _____ from Property Line (PL) or Parking Req't As per plan - none req.
_____ from center of ROW, whichever is greater

Side 10 ft from PL Rear 10 ft. from PL Special Conditions: # SPR 95-39 - screening required

Maximum Height _____ CENSUS TRACT 6 TRAFFIC ZONE 30

Maximum coverage of lot by structures 0.35 FAR

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 8 MARCH 95

Department Approval [Signature] Date MARCH 8 1995

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - no change in use

Utility Accounting Mellic Fowler Date 3-8-95

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)