

FEE \$ SPR-95-88

52666
BLDG PERMIT NO. 52667

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 104 ORCHARD AVENUE TAX SCHEDULE NO. 2945-112-00-028

SUBDIVISION MEETS AND BOUNDS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8400

FILING BLK LOT SQ. FT. OF EXISTING BLDG(S) 10,500

(1) OWNER LOUIS R. BRACH NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 444 EAST SCENIC DRIVE NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 3 CONSTRUCTION

(2) APPLICANT ALCO BUILDING COMPANY USE OF ALL EXISTING BLDGS RETAIL

(2) ADDRESS 599 25 ROAD DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 970-242-1423 RETAIL BUSINESS CENTER

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 B-2 Landscaping / Screening Required: YES NO

SETBACKS: Front 45 ft from Property Line (PL) or 45 ft from center of ROW, whichever is greater Parking Req'mt 42 spaces for new construction
55 ft minor arterial Special Conditions: Approved plan in file

Side 0 from PL Rear 0 from PL
10 ft. for res. use or zone

Maximum Height 40 ft CENSUS TRACT 4 TRAFFIC ZONE 25

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 [Signature] Date APRIL 21st, 1995

Department Approval [Signature] Date JUNE 22 1995

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8414

Utility Accounting [Signature] Date 6-22-95

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)