

FEE \$ SPR-95-26

BLDG PERMIT NO. 54603

TCP #0

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Original
Do NOT Remove
From Office ✓

301-3675-01-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2399 RIVER ROAD TAX SCHEDULE NO. 2945-081-00-096

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6,000

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 7,869

(1) OWNER CLIFTON L. MAYS SR. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2399 RIVER ROAD

(1) TELEPHONE 243-5669 NO. OF BLDGS ON PARCEL
BEFORE: 3 AFTER: 4 CONSTRUCTION

(2) APPLICANT ALCO BUILDING CO. USE OF ALL EXISTING BLDGS OFFICE/SHOP

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

(2) TELEPHONE 242-1423 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 PB Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt NONE
_____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: SPR-95-26

Maximum Height _____

Maximum coverage of lot by structures _____ CENSUS TRACT 9 TRAFFIC ZONE 8

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 1-30-95

Department Approval [Signature] Date 11-15-95

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

Utility Accounting Miller Fowler Date 11-16-95

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)