

FEE \$	10000 5.00
TCP \$	—
DRAINAGE FEE \$	—

to be paid at completion of site plan review for BFI (paid in 1996) TAP

BLDG PERMIT NO.	54640
FILE #	CUP 95-121

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 1227 Wines TAX SCHEDULE NO. 2945-242-15-001

SUBDIVISION Marado West Dead Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING 2 BLK — LOT 1 SQ. FT. OF EXISTING BLDG(S) ≈ 22000

(1) OWNER MERVIN EMPFAHR NO. OF DWELLING UNITS BEFORE: — AFTER: N/A CONSTRUCTION

(1) ADDRESS 2721 CROCUS NO. OF BLDGS ON PARCEL BEFORE: — AFTER: — CONSTRUCTION

(1) TELEPHONE 243-0508 USE OF ALL EXISTING BLDGS SHOP

(2) APPLICANT CURTIS ENGINEERING DESCRIPTION OF WORK & INTENDED USE: Interior CONSTRUCT

(2) ADDRESS 2453 BROADWAY OCCUPANCY SEPARATION WALL.

(2) TELEPHONE 256-9740

✓ 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 10' from Property Line (PL) Parking Req'mt with site plan review

or 5' from center of ROW, whichever is greater Special Conditions * BFI must complete a

Side — from PL Rear — from PL Site Plan Review process prior to occupying

Maximum Height — CENS.T. 8 T.ZONE 44 ANNEX # 5

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 12-13-95

Department Approval [Signature] TEMP/C/O 5/5/97 Date 12-13-95

Additional water and/or sewer tap fee(s) are required: YES — NO W/O No. 1001-3320-01-1

Utility Accounting [Signature] Date 12-13-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)