

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>Pd</u>
TCP \$ <u>Pd</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO. <u>58278</u>
FILE # <u>211-94</u>

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 322 N. 8th St. TAX SCHEDULE NO. 2945-144-04-001

SUBDIVISION City of Grand Jct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3380

FILING _____ BLK 85 LOT 1 thru 5 SQ. FT. OF EXISTING BLDG(S) 4600

(1) OWNER Ernest C. Hunt NO. OF DWELLING UNITS
 BEFORE: 3 AFTER: 2 CONSTRUCTION

(1) ADDRESS 1624 Crestview Ct.

(1) TELEPHONE 245-6300 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 2 CONSTRUCTION

(2) APPLICANT Centennial Const. USE OF ALL EXISTING BLDGS Warehouse/Office

(2) ADDRESS 1526 Parmigan Ct. N. DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 242-9198 Expansion (to complete work started in 1995)

✓ 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-3 Landscaping / Screening Required: YES X NO _____

SETBACKS: Front 25 from Property Line (PL) or 25 from center of ROW, whichever is greater Parking Req'mt 10

Side 10 from PL Rear 10 from PL Special Conditions: Extension for work started 1995 - no change in # of employees

Maximum Height 40' Census Tract 2 Traffic Zone 41 Annx # _____

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 11-21-96

Department Approval [Signature] Date 11-21-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ WIO No. 10 no

Utility Accounting [Signature] Date 11-21-96 chgn

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)