

FEE \$ pd w/ SPR
 TCP \$ 1,098.00
 DRAINAGE FEE \$ 399.00

BLDG PERMIT NO. 56130
 FILE # SPR-96-83

PLANNING CLEARANCE

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

Handwritten mark: A large 'X' with 'TCP' written inside it.

BLDG ADDRESS 1031 ~~4015~~ South 15th. Street TAX SCHEDULE NO. 2945-242-12-015

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4,500 sq. ft.

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

(1) OWNER Cactus Coatings NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 1031 ~~4015~~ South 15th Street NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 241 - 3011 USE OF ALL EXISTING BLDGS Office, Warehouse

(2) APPLICANT Garrett Walker DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 879 24 Road New 4,500 sq. ft. steel building

(2) TELEPHONE 241-4020 Adding To EXISTING Bldg.

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ONE I-2 THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF
 Landscaping / Screening Required: YES NO _____

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt 18
 or _____ from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: _____

Maximum Height 65
 Maximum coverage of lot by structures _____ CENS.T. 8 T.ZONE 44 ANNEX # _____

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 5/16/96

Department Approval [Signature] Date 5/16/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO WIO No. 1001-3720-11-4

Utility Accounting [Signature] Date 5/16/96

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)