

FEE \$ 165⁻ pd w/ SPR
 TCP \$ W/SPR 585.60
 DRAINAGE FEE \$ APPROX \$ 439.49

BLDG PERMIT NO. 55125
 FILE # SPR-96-16

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3024-0525-02-9

pc
tcp

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 710 Arrowest Rd TAX SCHEDULE NO. 2701-314-01-019
 SUBDIVISION Arrowest Commercial SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,400 sf
 FILING BLK 1 LOT 19 SQ. FT. OF EXISTING BLDG(S) 10,268 sf
 (1) OWNER Intermountain Lumber Co NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 1948 S. West Temple, SLC UT NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE (801) 486-5411 USE OF ALL EXISTING BLDGS Wholesale
 (2) APPLICANT Ford Construction Co. DESCRIPTION OF WORK & INTENDED USE:
 (2) ADDRESS 714 Arrowest Road Warehouse addition & truck canopy
 (2) TELEPHONE 245-9343

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE I-1 Landscaping / Screening Required: YES NO
 SETBACKS: Front - from Property Line (PL) Parking Req'mt 6 spaces
 or 25 ft from center of ROW, whichever is greater Special Conditions: -
 Side 0 from PL Rear 0 from PL
 Maximum Height 65 ft
 Maximum coverage of lot by structures N/A CENS.T. 9 T.ZONE 7 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 Royce Rodgers Date 1-18-96

Department Approval [Signature] Date 2/21/96

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

Utility Accounting Miller Fowler Date 2-22-96

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)