

FEE \$	0
TCP \$	421.63
DRAINAGE FEE \$	1500.00

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BLDG PERMIT NO.	57154
FILE #	SPR-96-150

PLANNING CLEARANCE

3024-5180-01 (site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 584 N. Commercial Dr. TAX SCHEDULE NO. 2945-102-14-023

SUBDIVISION West Gate SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,728

FILING _____ BLK 3 LOT 22 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Lynn Thompson NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 936 Teller Av. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 970-241-6543 USE OF ALL EXISTING BLDGS _____

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

(2) ADDRESS ↓ Sheet Metal Shop

(2) TELEPHONE _____

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 C-2 Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL)
 or 20' from center of ROW, whichever is greater

Side 0' from PL Rear 0' from PL

Maximum Height 40'

Maximum coverage of lot by structures _____

Parking Req'mt _____

Special Conditions: SEE ATTACHED SITE

PLAN DATED & APPROVED 8-2-96

CENS.T. 4 T.ZONE 10 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).

X Applicant's Signature Lynn Thompson Date 6/25/96

Department Approval Bill Nish Date 8-2-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9398-5/F

Utility Accounting Millie Fowler Date 8-5-96

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)