

FEE \$	<u>0</u>
TCP \$	<u>0</u>
DRAINAGE FEE \$	<u>0</u>

BLDG PERMIT NO.	<u>56100</u>
FILE #	<u>COU-96-4.19</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3024-0200-02-9

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BLDG ADDRESS 2325 INTERSTATE AVE. TAX SCHEDULE NO. 2701-323-04-011

SUBDIVISION INTERSTATE COMMERCIAL PARK FT. OF PROPOSED BLDG(S)/~~ADDITION~~ 4,000

FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 4,000

(1) OWNER ELLEGOOD ENTERPRISES, INC. NO. OF ^{Buildings} DWELLING UNITS BEFORE: 1 AFTER: 1 + 3 SATELITE DISHES CONSTRUCTION

(1) ADDRESS 2325 INTERSTATE AVE.

(1) TELEPHONE 243-0536 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION

(2) APPLICANT ELLEGOOD ENTERPRISES USE OF ALL EXISTING BLDGS EXPORTING AND T.V.

(2) ADDRESS 2325 INTERSTATE AVE. DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 243-0536 PARTITION WAREHOUSE. T.V. BROADCASTING

✓ 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 NO CHANGE from Property Line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: CHANGE OF USE AND
INSTALL 3 SATELITE DISHES

Maximum Height _____ CENS.T. 9 T.ZONE 6 ANNEX # _____
 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 Jeffrey K Williams Date 5-10-96

Department Approval [Signature] Date 5-10-96

Additional water and/or sewer tap fee(s) are required: YES ___ NO W/O No. N/A NO

Utility Accounting Millie Fowler Date 5-10-96

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)