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|-----------------|---------------------|
| FEE \$ | <u>PL. W/S.R.P.</u> |
| TCP \$ | <u>— 0 —</u> |
| DRAINAGE FEE \$ | <u>— 0 —</u> |

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|--------------------------|
| BLDG PERMIT NO. |
| FILE # <u>SPR-96-142</u> |

PLANNING CLEARANCE

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

3027-0280-01-6 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2386 Hwy. 6 & 50 A TAX SCHEDULE NO. 2945-058-00-023

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720'

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 6412

(1) OWNER Ryder Truck Rented Inc NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2386 Hwy 6 & 50

(1) TELEPHONE 970 243-7026 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 CONSTRUCTION

(2) APPLICANT G&R BUILDERS INC USE OF ALL EXISTING BLDGS OFFICE - Shop

(2) ADDRESS 2712 B Road Bldg #1503 DESCRIPTION OF WORK & INTENDED USE: NEW

(2) TELEPHONE 970 245-3580 OFFICE AS PER PLANS

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 X

SETBACKS: Front 55 from Property Line (PL) Parking Req'mt —
or _____ from center of ROW, whichever is greater

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

Maximum Height _____

Maximum coverage of lot by structures _____ CENS.T. 9 T.ZONE 8 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 James H. Loggains Date June 10 - 1996

Department Approval Mike Pollock Date 8/20/96

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

Utility Accounting Miller Fowler Date 8/20/96

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)