

FEE \$	500
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO.	58753
FILE #	

PLANNING CLEARANCE

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

3021-3637-01-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	2449 RIVER RD	TAX SCHEDULE NO.	2945-093-00-156
SUBDIVISION		SQ. FT. OF PROPOSED BLDG(S)/ADDITION	0
FILING	BLK	LOT	
(1) OWNER	COORS CERAMICS	NO. OF DWELLING UNITS BEFORE:	0
(1) ADDRESS	2449 RIVER ROAD	AFTER:	0 CONSTRUCTION
(1) TELEPHONE	245-4000	NO. OF BLDGS ON PARCEL BEFORE:	1
(2) APPLICANT	KENNETHA MORRELL	AFTER:	1 CONSTRUCTION
(2) ADDRESS	2449 RIVER ROAD	USE OF ALL EXISTING BLDGS	manufacturing
(2) TELEPHONE	244-1160	DESCRIPTION OF WORK & INTENDED USE:	storage tank additions/manufacturing

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-2
Landscaping / Screening Required:	YES <input type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: Front	from Property Line (PL)
or	from center of ROW, whichever is greater
Side	from PL
Rear	from PL
Maximum Height	
Maximum coverage of lot by structures	
Parking Req'mt	
Special Conditions:	Interior Remodel
	no change in use
CENS.T.	9
T.ZONE	
ANNX #	11

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	Kenneth A. Morrell	Date	8/28/96
Department Approval	Arata Costello	Date	8/28/96
Additional water and/or sewer tap fee(s) are required:		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
		W/O No.	N/A
Utility Accounting	Millie Fowler	Date	8-28-96

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)