

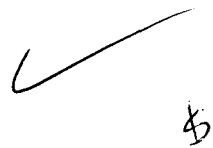
FEE \$ 10
TCP \$ —
DRAINAGE FEE \$ —

BLDG PERMIT NO. 56334
FILE # —

1004-1850-01-4

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2553 RIVER ROAD TAX SCHEDULE NO. 2945-153-00-941

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1872

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

(1) OWNER City of Grand Junction NO. OF DWELLING UNITS
 BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 2553 River Road NO. OF BLDGS ON PARCEL
 BEFORE: 5 AFTER: 6 CONSTRUCTION

(1) TELEPHONE (970) 244-1495 USE OF ALL EXISTING BLDGS City Shops

(2) APPLICANT Terry Franklin DESCRIPTION OF WORK & INTENDED USE: Constr. of
Material Storage Sheds

(2) ADDRESS 2553 River Road

(2) TELEPHONE (970) 244-1495

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 P2 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) Parking Req't NONE
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: NONE

Maximum Height 65 FT

Maximum coverage of lot by structures _____ CENS.T. 9 T.ZONE 11 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 Terry Franklin Date 6-3-96

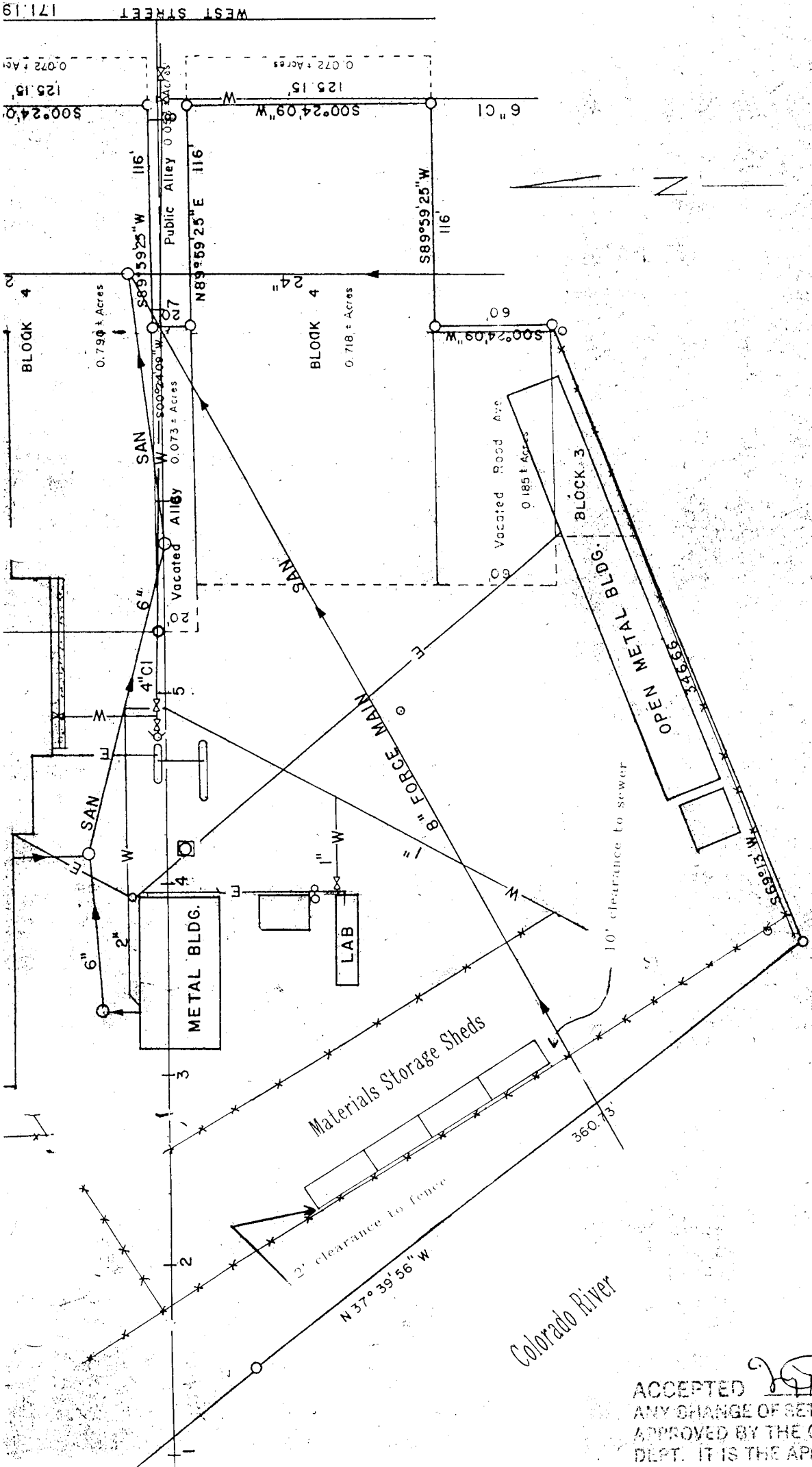
Department Approval [Signature] Date 6-3-96

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

Utility Accounting [Signature] Date 6/3/96

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)



Colorado River

ACCEPTED *[Signature]* 6-3-96
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.