

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

BLDG PERMIT NO. <u>54805</u>
FILE # <u>COU-96-4.2</u>

## PLANNING CLEARANCE

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

1001 33.55 028

Grand Junction Community Development Department

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BLDG ADDRESS <u>1103 Winters</u>	TAX SCHEDULE NO. <u>294523118005</u>
SUBDIVISION <u>Winters Ave. Industrial Park</u>	SQ. FT. OF PROPOSED <del>BLDG(S)</del> IMPRVMT. TO EXISTING BLDG. <u>ADDITION 4410</u>
FILING _____ BLK _____ LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>8,100</u>
(1) OWNER <u>Patricia J. Shaffer</u>	NO. OF DWELLING UNITS BEFORE: <u>same</u> AFTER: <u>same</u> CONSTRUCTION _____
(1) ADDRESS <u>439 Lark Dr. - Gr. Jct. 81504</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>same</u> AFTER: <u>same</u> CONSTRUCTION _____
(1) TELEPHONE <u>(970) 523-1346</u>	USE OF ALL EXISTING BLDGS <u>Warehouse</u>
(2) APPLICANT <u>JPS Inv. Inc dba Quality In Counters</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Leasehold improvements in 4410' of total building's 8100' to accomodate countertop mfg. operation.</u>
(2) ADDRESS <u>439 Lark - Grand Jct., CO</u>	
(2) TELEPHONE <u>(970) 523-1346</u>	

✓ 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 _____ SETBACKS: Front <u>NO CHANGE</u> 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 _____	Landscaping / Screening Required: YES <input checked="" type="checkbox"/> NO _____ Parking Req'mt <u>PER SITE PLAN COU 96-4.2</u> Special Conditions: <u>WEST DRIVEWAY AND REAR LOADING / PARKING AREA MUST BE GRAVELLED</u> CENS.T. <u>8</u> T.ZONE <u>44</u> ANNEX # <u>-</u>
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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 <u>John R. Shaffer</u>	Date <u>January 12, 1996</u>
Department Approval <u>Bill Nebel</u> President, JPS Investments, Inc.	Date <u>1-23-96</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. <u>no change in current emp.</u>	
Utility Accounting <u>[Signature]</u>	Date <u>1/23/96</u>

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)