

FEE \$	✓
TCP \$	1109.76
DRAINAGE FEE \$	929.07

BLDG PERMIT NO.	59128
FILE #	SPR-1996-272

PLANNING CLEARANCE

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

✓

1701-2920-01-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	702 S. 9TH	TAX SCHEDULE NO.	(1-6) 2945-231-07-001 (7-10) 2945-231-07-002 (11-12) 2945-231-07-003 (13-14) 2945-231-07-004
SUBDIVISION	MILLDALE	SQ. FT. OF PROPOSED BLDG(S) ADDITION	1500
FILING	BLK 13 LOT 1-6 47-10	SQ. FT. OF EXISTING BLDG(S)	18,321
(1) OWNER	STEINER CORP.	NO. OF DWELLING UNITS BEFORE:	— AFTER: — CONSTRUCTION
(1) ADDRESS	P.O. Box 2317, S.L.C., UT	NO. OF BLDGS ON PARCEL BEFORE:	1 AFTER: 1 CONSTRUCTION
(1) TELEPHONE	(801) 328-8831	USE OF ALL EXISTING BLDGS	LAUNDRY PROCESSING
(2) APPLICANT	AMERICAN LINEN	DESCRIPTION OF WORK & INTENDED USE:	ADDITION TO EXIST. STRUCTURE - LAUNDRY PROCESSING
(2) ADDRESS	702 S. 9TH		
(2) TELEPHONE	(970) 242-6359		

✓ 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 _____ from Property Line (PL)
 or 25 from center of ROW, whichever is greater
 Parking Req'mt _____
 Side 0 from PL Rear 0 from PL
 Special Conditions: Use Site plan

Maximum Height 65
 Maximum coverage of lot by structures _____ CENS.T. 8 T.ZONE 44 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 [Signature] Date 12/19/96
 Department Approval [Signature] Date 2/13/97
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting [Signature] Date 2/13/97

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)