

FEE \$ PL. W/SPE
 TCP \$ 1268.80
 DRAINAGE FEE \$ 1852.00

BLDG PERMIT NO.
 FILE # SPR-AL-148

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 VACANT - ⁵⁰⁷South Comm Dr. TAX SCHEDULE NO. 2945-102-23-0184020
 SUBDIVISION WESTGATE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5200 Sq ft
 FILING _____ BLK 5 LOT 18,20 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER ROD STATLER NO. OF DWELLING UNITS
 BEFORE: N/A AFTER: _____ CONSTRUCTION
 (1) ADDRESS 845 GRAND AVE
 (1) TELEPHONE (970) 242-7550 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (2) APPLICANT CROWN COMMERCIAL CONST INC USE OF ALL EXISTING BLDGS N/A
 (2) ADDRESS 216 N. SPRUCE DESCRIPTION OF WORK & INTENDED USE: ERECTION OF
OFFICE / WAREHOUSE BUILDING
 (2) TELEPHONE 970 2423130

✓ 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 C-2 Landscaping / Screening Required: YES NO _____
 SETBACKS: Front 25ft from Property Line (PL) Parking Req'mt 8 spaces
 or 25ft from center of ROW, whichever is greater
 Side 0ft from PL Rear 0ft from PL Special Conditions: NONE
 Maximum Height 40 ft
 Maximum coverage of lot by structures N/A CENS.T. 4 T.ZONE 10 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 06/14/96
 Department Approval [Signature] Date 9/11/96
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9516 Warehouse
 Utility Accounting Millie Fowler Date 9-11-96

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)