

Planning \$ 10.00	Drainage \$ PAID
TCP \$ PAID	School Impact \$ N/A

BLDG PERMIT NO.
FILE # SPR-96-148

PLANNING CLEARANCE

3024-5305-01 (site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

Reissued Plan Clearance #565 (Pred. done 9-11-96) * THIS SECTION TO BE COMPLETED BY APPLICANT *

BLDG ADDRESS Vacant - South Comm TAX SCHEDULE NO. 2945-102-23-018-020-022

SUBDIVISION West Gate Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5200 SQAFT

FILING _____ BLK 5 LOT 18,29,22 SQ. FT. OF EXISTING BLDG(S) 0/11

(1) OWNER Bob Stotter NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 845 Grand Ave NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE 970 242-7530 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT T.P.I DESCRIPTION OF WORK & INTENDED USE: New

(2) ADDRESS 552 25 road Office ~~home use~~ Warehouse

(2) TELEPHONE 243-4642

✓ 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) or 25ft from center of ROW, whichever is greater Parking Req'mt 8 spaces

Side 0ft from PL Rear 0ft from PL Special Conditions: NONE

Maximum Height 40 ft

Maximum coverage of lot by structures N/A Census Tract 4 Traffic Zone 10 Annx # _____

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 2-19-97

Department Approval [Signature] Date 2-24-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9516 (issued 9-11-96)

Utility Accounting [Signature] Date 2-24-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)