

Planning \$ <u>500</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>102057</u>
FILE #

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 2478 INDUSTRIAL BLVD TAX SCHEDULE NO 2945-091-01-006

SUBDIVISION INDUSTRIAL ACRES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1000

FILING _____ BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) 5000

(1) OWNER YOUR SCREENPRINTING SIGN CO INC NO. OF DWELLING UNITS
 BEFORE: N/A AFTER: _____ CONSTRUCTION

(1) ADDRESS 2478 INDUSTRIAL BLVD NO. OF BLDGS ON PARCEL
 BEFORE: N/A AFTER: _____ CONSTRUCTION

(1) TELEPHONE 970 242-3924 BEFORE: N/A AFTER: _____ CONSTRUCTION

(2) APPLICANT MIKE KELLY USE OF ALL EXISTING BLDGS INDUSTRIAL

(2) ADDRESS 765 SO. MESA FRUITA DESCRIPTION OF WORK & INTENDED USE: CLOSE IN

(2) TELEPHONE 970-858-0901 EXISTING DOCK, STORAGE, OFFICE SPACE
Already under roof.

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 _____ 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: Interior Remodel No Change in Use

Maximum Height _____
 Maximum coverage of lot by structures _____

Census Tract 9 Traffic Zone 97 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 Mike Kelly Date 9-16-97

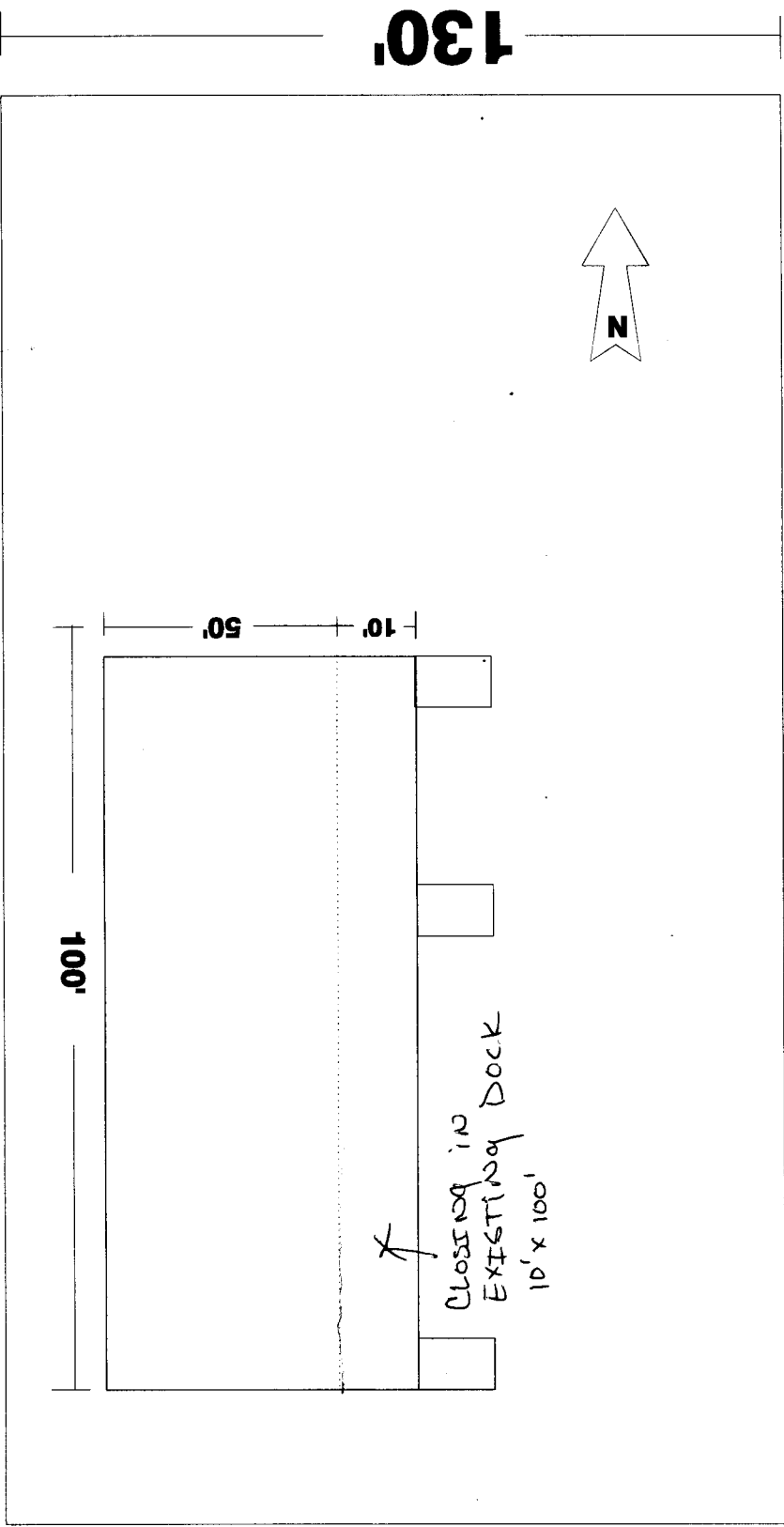
Department Approval Antonia Costello Date 9-16-97

Additional water and/or sewer tap fees are required: YES _____ NO X W/O No. TR 82095

Utility Accounting Richardson Date 9-16-97

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)



2478
INDUSTRIAL BLVD