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|---------------------------|--------------------------------|
| Planning \$ <u> </u> | Drainage \$ <u>156.72</u> |
| TCP \$ <u>2,074.60</u> | School Impact \$ <u> </u> |

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| BLDG PERMIT NO. <u>None see PC. of</u> |
| FILE # <u>SPR-1997-116</u> |

PLANNING CLEARANCE

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

Grand Junction Community Development Department

5008-0110-01-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2482 INDUSTRIAL BLVD TAX SCHEDULE NO. L04-84314 2945-091-01-019

SUBDIVISION Industrial Acres Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8500

FILING 1 BLK 1 LOT 718 SQ. FT. OF EXISTING BLDG(S) (21840)

(1) OWNER J.N. WIGUTOW NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2482 INDUSTRIAL BLVD NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE (970) 241-6465 USE OF ALL EXISTING BLDGS Assembly and storage

(2) APPLICANT - As above DESCRIPTION OF WORK & INTENDED USE:
WAREHOUSE

(2) ADDRESS -

(2) TELEPHONE -

✓ 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 X NO

SETBACKS: Front from Property Line (PL) or 25 from center of ROW, whichever is greater Parking Req't Site Plan

Side 0 from PL Rear 0 from PL Special Conditions:

Maximum Height 40 Census Tract 9 Traffic Zone 97 Annx #

Maximum coverage of lot by structures

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 6-11-97

Department Approval [Signature] Date 7/23/97

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No.

Utility Accounting [Signature] Date 7-25-97

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)