

Planning \$ PAID W/SPTC	Drainage \$ N/A
TCP \$ 20352.00	School Impact \$ N/A

BLDG PERMIT NO. 58635
FILE # SPR-96-259

PLANNING CLEARANCE

3021-3637-01-7

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2449 River Road TAX SCHEDULE NO. 2945-093-00-156

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 106,000 SF

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 175,000

(1) OWNER Coors Ceramics Crittenden NO. OF DWELLING UNITS
BEFORE: NA AFTER: NA CONSTRUCTION

(1) ADDRESS 2449 River Rd

(1) TELEPHONE 970 245 4000 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Chamberlin arch Jay Lund USE OF ALL EXISTING BLDGS Manufacturing

(2) ADDRESS 437 Main St - 6181501 DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 970 242-6804 Manufacturing - 15 add'l emp.
15 x .05 = .75 add'l emp

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 X NO _____

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt As per plan

Side _____ from PL Rear _____ from PL Special Conditions: _____

Maximum Height _____
Maximum coverage of lot by structures _____ Census Tract 9 Traffic Zone 11 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 1-24-97

Department Approval [Signature] Date 1-24-97

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7817

Utility Accounting [Signature] Date 1/24/97

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)