

Planning \$ <u>5. —</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>107472</u>
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

FOURTH

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1423 ~~4th~~ Ave TAX SCHEDULE NO. 2945 242.12.022
 SUBDIVISION Parcel SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 FILING _____ BLK _____ LOT 0 SQ. FT. OF EXISTING BLDG(S) 10,500 warehouse
 (1) OWNER xpedx NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 1423 4th Ave
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 970-242-5135
 USE OF ALL EXISTING BLDGS office & Warehouse
 (2) APPLICANT Rich Parrish
 DESCRIPTION OF WORK & INTENDED USE: Install mezzanine in warehouse - enclose office area
 (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 I-2 Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Maximum Height _____
 Maximum coverage of lot by structures _____
 Parking Req'mt _____
 Special Conditions: interior remodel only - no change in use
 Census Tract 8 Traffic Zone 44 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 Rich Parrish Date 10/27/98
 Department Approval K. Valdes Date 10-27-98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Wabi Overholt Date 10-27-98

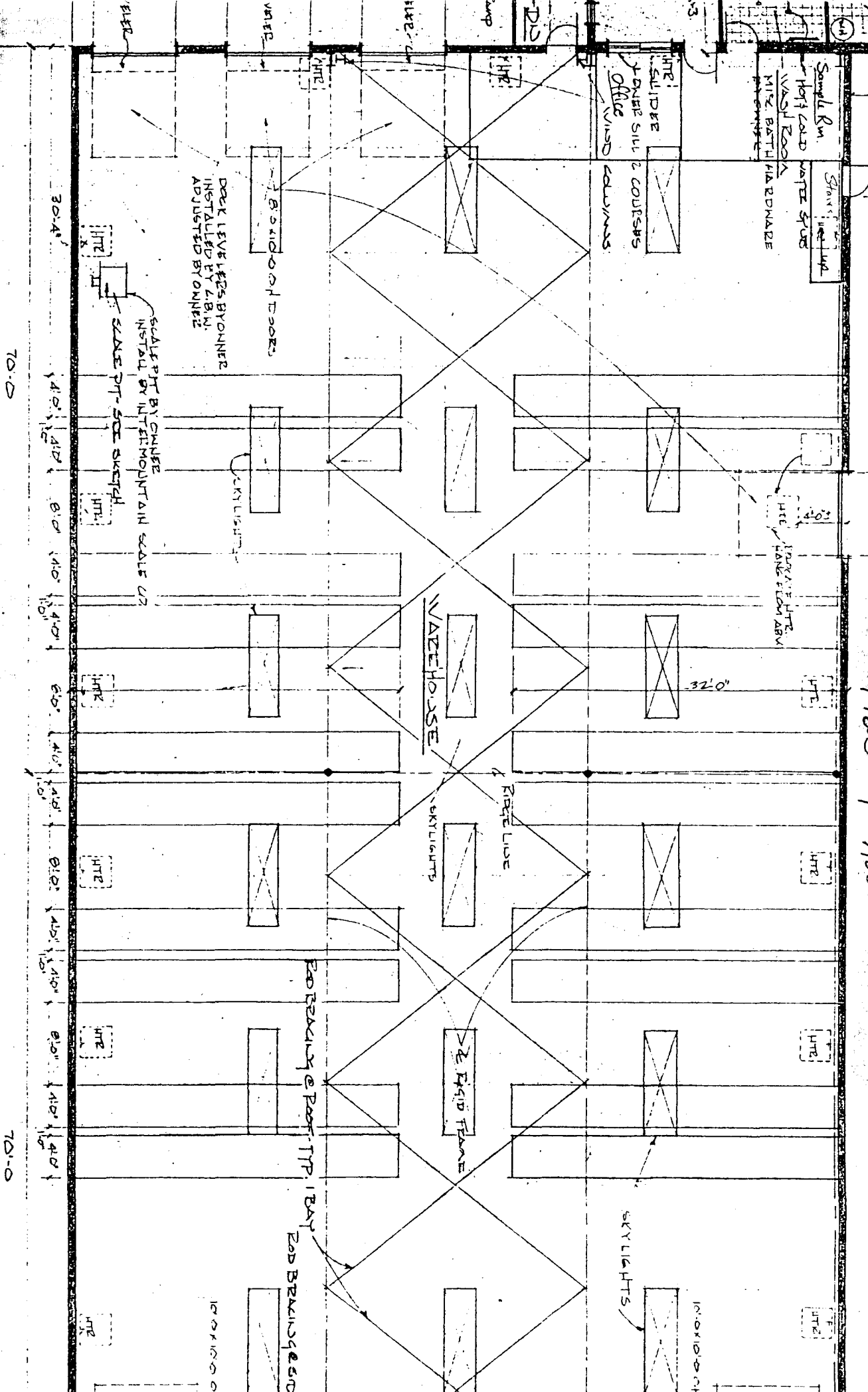
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

M3300000

Xpedx (formerly Dixon Paper Co)
1423 4th Ave.

CONCRETE - THICK
PIERS AS SHOWN BY GRID



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