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| Planning \$ Pd. | Drainage \$ — |
| TCP \$635.52 | School Impact \$ — |

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| BLDG PERMIT NO. 69851 |
| FILE # SPR-1999-113 |

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

LD

BLDG ADDRESS 603 N 1st Street TAX SCHEDULE NO. 2945-151-15-002

SUBDIVISION 601 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,400

FILING _____ BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Jon L. and Tammi J. Murch NO. OF DWELLING UNITS ^{shop}
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 1150 DS RD, GLADE PARK

(1) TELEPHONE 257-9672 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT TOM KIRKPATRICK DBA USE OF ALL EXISTING BLDGS NA

(2) ADDRESS TLK BLDG'S DESCRIPTION OF WORK & INTENDED USE: construct
1412 P. Road, Tona 40'x60' shop, storage, small office, AUTOMAT
DOOR office + storage shop.

(2) TELEPHONE 858-7402

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

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Landscaping / Screening Required: YES NO _____

SETBACKS: Front — from Property Line (PL) or 40' from center of ROW, whichever is greater Parking Req'mt 8

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

Maximum Height 65'

Maximum coverage of lot by structures _____ Census Tract 9 Traffic Zone 100 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 Tom Kirkpatrick Date 11/19/98

Department Approval Lori V. Brown Date June 18, 1999

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12346

Utility Accounting Tammy Beasley Date 6/18/99

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)