

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

BLDG PERMIT NO. <u>71065</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 **

BUILDING ADDRESS 1005 N. 8th St.

TAX SCHEDULE NO. 2945-141-02-010

SUBDIVISION City

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 840 s.f.

FILING — BLK 5 LOT 26 #27

SQ. FT. OF EXISTING BLDG(S) 8,200 s.f.

OWNER Lommc Maloney
~~Lehman & Acheney~~

NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION

ADDRESS David Cosson 243-3937

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

TELEPHONE

USE OF ALL EXISTING BLDGS Food warehouse

APPLICANT Food Bank of the Rockies

DESCRIPTION OF WORK & INTENDED USE: Food

ADDRESS 1005 N 8th St. GrandJct

Storage (outside freezer) - open

TELEPHONE (970) 243-3937

✓ 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-1

LANDSCAPING/SCREENING REQUIRED: YES — NO —

SETBACKS: FRONT: 25' from Property Line (PL) or
— from center of ROW, whichever is greater

PARKING REQUIREMENT: —

SIDE: 0 from PL REAR: 0' from PL

SPECIAL CONDITIONS: open outside storage

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

CENSUS TRACT 2 TRAFFIC ZONE 34 ANNEX —

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 Grand Junction 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 David Cosson

Date 3/29/99

Department Approval Lonnie Edwards

Date 3/29/99

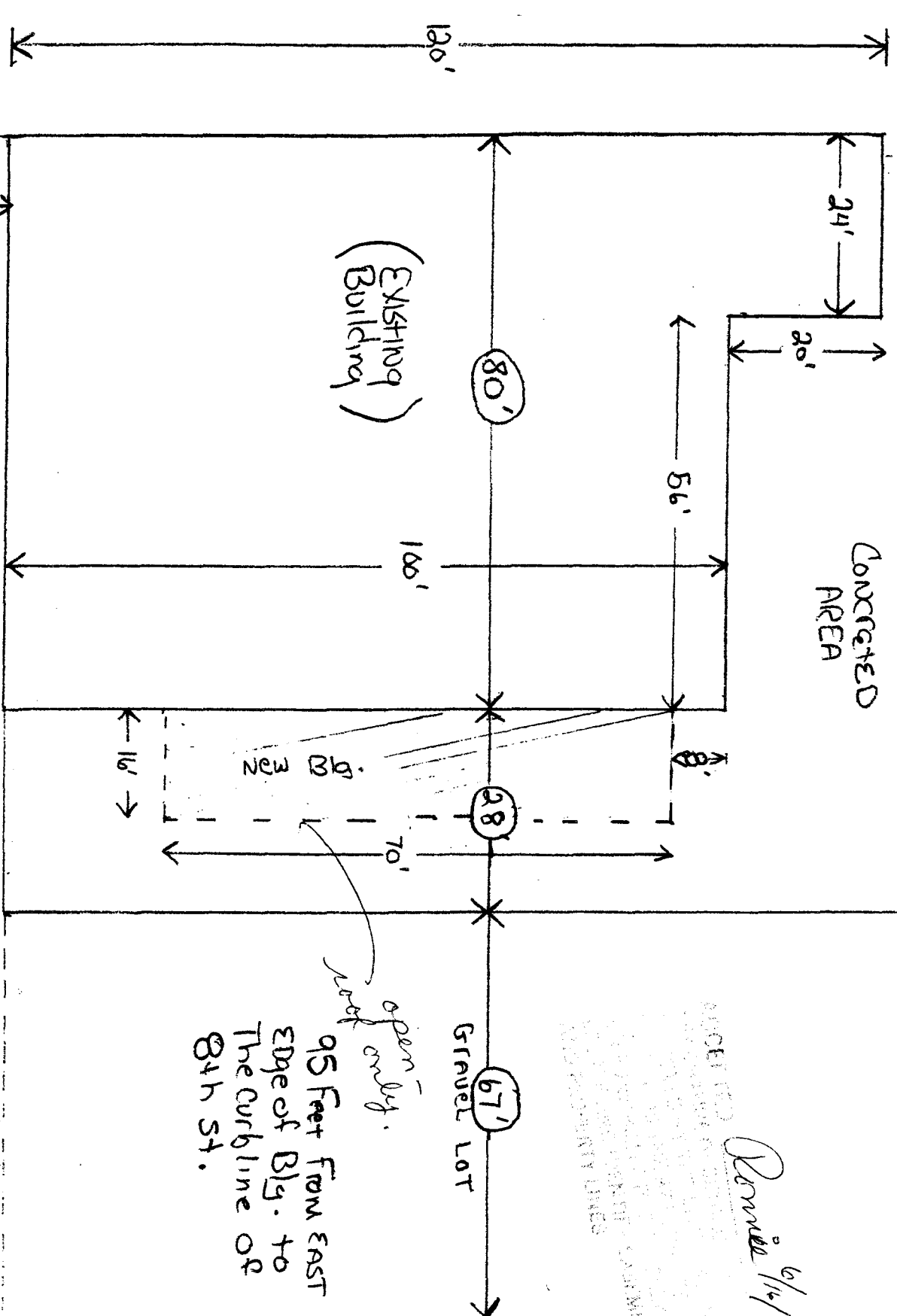
Additional water and/or sewer tap fee(s) are required: YES <u>33708-3580</u> NO <u>existing acct.</u> W/O No. <u>—</u>
Utility Accounting <u>K Duncan</u> Date <u>3/29/99</u>

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

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

FOOD BANK OF THE ROCKIES ALLIY

NORTH



CONCRETED AREA

(EXISTING Building)

New Bld.

Gravel Lot

SIDEWALK

95 Feet From EAST EDGE of Bld. to The curbline of 8th St.

open area

ACCEPTED FOR RECORD
BY THE COUNTY CLERK
OF SOUTHERN DISTRICT OF COLORADO
ON 11/12/89
PROPERTY LINES

Remuel 6/12/89

8th STREET

Balfour Ave.

1005 N. 8th

CURB CUT