

Planning \$ <u>Paid</u>	Drainage \$ <u>-</u>
TCP \$ <u>4,050.00</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>68242</u>
FILE # <u>SPR-1998-168</u>

## PLANNING CLEARANCE

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

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BLDG ADDRESS 2267 LOGOS CT TAX SCHEDULE NO. 2701-314-02-004  
 SUBDIVISION 23 ROAD Commercial SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15,000  
 FILING - BLK - LOT 4 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER GRAND VALLEY FOODS NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION  
 (1) ADDRESS 1625 N 15th  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (1) TELEPHONE 242-7015  
 USE OF ALL EXISTING BLDGS -  
 (2) APPLICANT PAT PORTICE DESCRIPTION OF WORK & INTENDED USE: NEW  
 (2) ADDRESS 1840 N. 12th WAREHOUSE WITH FREEZER/OFFICES  
 (2) TELEPHONE 241-2822

✓ 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-1 Landscaping / Screening Required: YES  NO   
 SETBACKS: Front - from Property Line (PL) or 25 from center of ROW, whichever is greater Parking Req'mt 10 + 2 H.C. = 12  
 Side 0 from PL Rear 0 from PL Special Conditions: ~~Logos St.~~ Logos St. will be paved prior to C.O. being issued.  
 Maximum Height 65' Census Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_ 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 8/28/98  
 Department Approval [Signature] Date 10-30-98 PU # 112  
 Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11721  
 Utility Accounting [Signature] Date 11-2-98

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)