

Planning \$ <u>Paid</u>	Drainage \$ <u>-</u>
TCP \$ <u>4,734.33</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>72073</u>
FILE # <u>SPR-1998-140</u>

PLANNING CLEARANCE

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

EX

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BLDG ADDRESS 2387 River Road TAX SCHEDULE NO. 2945-054-00-044

SUBDIVISION - SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16,868 ft²

FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 968 ft²

(1) OWNER Clifton L. Mays NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 0 CONSTRUCTION

(1) ADDRESS P.O. Box 4150 G.J. 81502

(1) TELEPHONE (970)243-5669 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Mays Concrete Inc. USE OF ALL EXISTING BLDGS Existing residence - to be removed
New Building - office/Warehouse

(2) ADDRESS 2399 River Road 81505 DESCRIPTION OF WORK & INTENDED USE: Construct Office/Warehouse Building

(2) TELEPHONE (970)243-5669

✓ 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 55' from center of ROW, whichever is greater
 Side 0 from PL Rear 0 from PL

Parking Req'mt 31 spaces proposed

Special Conditions: NONE

Maximum Height 65'

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 6-1-98

Department Approval [Signature] Date 10-14-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12555

Utility Accounting [Signature] Date 9/2/99

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)