

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>43073 & 7084</u>
FILE # <u>SPR-2001-248</u>

PLANNING CLEARANCE

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

509-353

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 940 South 10th St.

SUBDIVISION Milldale

FILING BLK22 & 27 LOT 1-32 & 1-6

OWNER Whitewater Building Materials Corp.

ADDRESS 940 South 10th St.

TELEPHONE (970) 242-7538

APPLICANT Same

ADDRESS _____

TELEPHONE _____

TAX SCHEDULE NO. 2945-231-12-001

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 13,330

SQ. FT. OF EXISTING BLDG(S) 13,330

NO. OF DWELLING UNITS: BEFORE AFTER
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 7 AFTER 7
CONSTRUCTION

USE OF ALL EXISTING BLDGS Ready Mix Conc. Business

DESCRIPTION OF WORK & INTENDED USE: _____
Remove an old hatch plant and replace.

✓ **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 X

SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater

PARKING REQUIREMENT: NA

SIDE: 0' from PL REAR: 10' from PL

SPECIAL CONDITIONS: SPR-2001-248

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

CENSUS TRACT 8 TRAFFIC ZONE 44 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 [Signature] Date 1/28/02

Department Approval [Signature] Date 1.28.02

Additional water and/or sewer, tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing Prem</u>
Utility Accounting	<u>Kate Elsberry</u>		Date <u>1/28/01</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)