

FEE \$ PAID W/SPZ

BLDG PERMIT NO. 52103 -

TCP # 1166.25

52108

# 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 411 BRACH DRIVE TAX SCHEDULE NO. 2945-153-03-003,4,5,6

SUBDIVISION PIONEER VILLAGE SOUTH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 19,400

FILING BLK LOT 3,4,5,6 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER LOUIS R. & DAVID F. BRACH NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 444 EAST SCENIC DRIVE NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 7 CONSTRUCTION

(1) TELEPHONE 243-0201 USE OF ALL EXISTING BLDGS N/A

(2) APPLICANT ALCO BUILDING CO. DESCRIPTION OF WORK & INTENDED USE:  
BUILDINGS WILL BE USED FOR STORAGE (MINI)

(2) ADDRESS 599 25 ROAD

(2) TELEPHONE 242-1423

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 25ft. local 45ft. MA from Property Line (PL) or Parking Req'mt NONE  
from center of ROW, whichever is greater

Side 0 ft from PL Rear 0 ft from PL Special Conditions: APPROVED SITE PLAN - FILE # SPZ 95-60

Maximum Height 40 ft

Maximum coverage of lot by structures N/A CENSUS TRACT 14 TRAFFIC ZONE 96

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 1/17/95

Department Approval [Signature] Date 5-9-95

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

Utility Accounting [Signature] Date 5-9-95

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

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