

FEE \$ 115.00

BLDG PERMIT NO. 53533

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 Walker Field TAX SCHEDULE NO. 2705-03-00-941

SUBDIVISION 2848 Heritage Way SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000'

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER JFUOCO L L C
~~XXXXXXXXXXXX~~

NO. OF DWELLING UNITS
BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 4360 Racquet Court

NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) Grand Junction, Colo. 81506
TELEPHONE 256 0081

(2) APPLICANT James E. Fuoco

USE OF ALL EXISTING BLDGS Aircraft storage

(2) ADDRESS Same

DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE _____

✓ 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 PAD Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt _____
_____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL
Special Conditions: SPR-95-151

Maximum Height _____
Maximum coverage of lot by structures _____ CENSUS TRACT 16 TRAFFIC ZONE 14

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 8/23/95

Department Approval [Signature] Date 9-14-95

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

Utility Accounting Chapman - Not hooking on to utilities 9-18-95

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)