

FEE \$ paid w/ SPR

BLDG PERMIT NO. \_\_\_\_\_

TCP - \$1,446  
Drainage - \$4,567.38

# 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 2330 Interstate TAX SCHEDULE NO. 2701-323-02-013

SUBDIVISION Interstate Commercial Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1150

FILING \_\_\_\_\_ BLK 1 LOT 13 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Steven J. Hauck NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 6745 Peninsula rd,  
Collbran, Co 81624

(1) TELEPHONE (303) 487-3799 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT Same USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE:  
manufacture sectional

(2) TELEPHONE \_\_\_\_\_ Log Homes

✓ 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 Parking Req'mt see file # SPR-95-38  
25 from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: SPR-95-38

Maximum Height 65  
Maximum coverage of lot by structures \_\_\_\_\_ CENSUS TRACT 9 TRAFFIC ZONE 6

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 Steven J. Hauck Date 20 Feb, 95

Department Approval Kathy Perkins Date 3/29/95

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

Utility Accounting \_\_\_\_\_ Date \_\_\_\_\_

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)