

FEE \$ <u>Pl. w/ VR 95-210(1)</u>
TCP \$ <u>0</u>
DRAINAGE FEE \$ <u>0</u>

BLDG PERMIT NO. <u>56294</u>
FILE # <u>SPR 95-210(2)</u>

## 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 <u>560 25 Rd</u>	TAX SCHEDULE NO. <u>2945-102-00-948</u>
SUBDIVISION <u>N/A</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u><del>3680</del> 5280</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>10,240</u>
(1) OWNER <u>Ute Water Conservancy District</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>0</u> CONSTRUCTION
(1) ADDRESS <u>560 25 Rd, Grand Junction</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>3</u> AFTER: <u>4</u> CONSTRUCTION
(1) TELEPHONE <u>242-7491</u>	USE OF ALL EXISTING BLDGS <u>Yes</u>
(2) APPLICANT <u>Edward Tolen for Ute Water</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Build new</u>
(2) ADDRESS <u>560 25 Rd.</u>	<u>mechanics shop + office addition</u>
(2) TELEPHONE <u>242-7491</u>	

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

\*\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*\*

ONE <u>C-2</u>	Landscaping / Screening Required: YES _____ NO <u>NO</u>
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater <u>5' from WEST Pinyon Ave</u> Side <u>10'</u> from PL Rear _____ from PL	Parking Req'mt <u>NO</u> Special Conditions: <u>PER CONDITIONS OF SITE</u> <u>PLAN AND PER ATTACHED APPROVED SITE PLAN</u> <u>DATED 4.9.96.</u>
Maximum Height _____	CENS.T. <u>4</u> T.ZONE <u>10</u> ANNEX # _____
Maximum coverage of lot by structures <u>NA</u>	

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 <u>Edward Tolen</u>	Date <u>30 Nov 95</u>
Department Approval <u>Bill Nehls</u> <u>cto public</u>	Date <u>4-10-96</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ W/O No. <u>9167- Wash Bay</u>	
Utility Accounting <u>Melanie Fowler</u>	Date <u>4-30-96</u> <u>Sep. Bldg.</u>

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)