

FEE \$ <u>Pl. w/SPR</u>
TCP \$ <u>400</u>
DRAINAGE FEE \$ <u>187.52</u>

BLDG PERMIT NO. <u>58624</u>
FILE # <u>SPR-96-226</u>

PLANNING CLEARANCE

3024-0523-

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 702 ARROWEST ROAD TAX SCHEDULE NO. 2701-314-01-020

SUBDIVISION ARROWEST COMM. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING — BLK 1 LOT 20 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER BLAKE RICKERD NO. OF DWELLING UNITS
BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 2543 G ROAD NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 970-241-6302 USE OF ALL EXISTING BLDGS —

(2) APPLICANT SAME DESCRIPTION OF WORK & INTENDED USE: Towing & storage yard w/ office bldg.

(2) ADDRESS _____

(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 I-1 Landscaping / Screening Required: YES NO

SETBACKS: Front — from Property Line (PL) Parking Req'mt 3 spaces
or 25 from center of ROW, whichever is greater
Special Conditions: NONE

Side 0 from PL Rear 0 from PL

Maximum Height 65ft

Maximum coverage of lot by structures N/A CENS.T. 9 T.ZONE 7 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 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 Blake Rickard Date 10/10/96

Department Approval [Signature] Date 11/22/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9686

Utility Accounting [Signature] Date 11-22-96

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)