

Planning \$ <u>10.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>58448</u>
FILE #

10041715011

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 2525 HIGH COUNTRY CT TAX SCHEDULE NO. 2945-152-05-005

SUBDIVISION HIGH COUNTRY BUSINESS PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 750 sq ft

FILING _____ BLK _____ LOT 5 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER RICHARD EDWARDS NO. OF DWELLING UNITS
 BEFORE: N/A AFTER: _____ CONSTRUCTION

(1) ADDRESS 131 CANARY LANE G.J. COBLES NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 241-0297

(2) APPLICANT RICHARD EDWARDS USE OF ALL EXISTING BLDGS COMMERCIAL

(2) ADDRESS SAME DESCRIPTION OF WORK & INTENDED USE: STORAGE

(2) TELEPHONE SAME SHELTER FOR IMPLEMENTS & LANDSCAPE SUPPLIES

✓ 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 X

SETBACKS: Front _____ from Property Line (PL) or 25 from center of ROW, whichever is greater Parking Req'mt X

Side 0 from PL Rear 0 from PL Special Conditions: X

Maximum Height 65
 Maximum coverage of lot by structures _____ Census Tract 19 Traffic Zone 11 Annx # _____

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 Richard Edwards Date 11/22/96

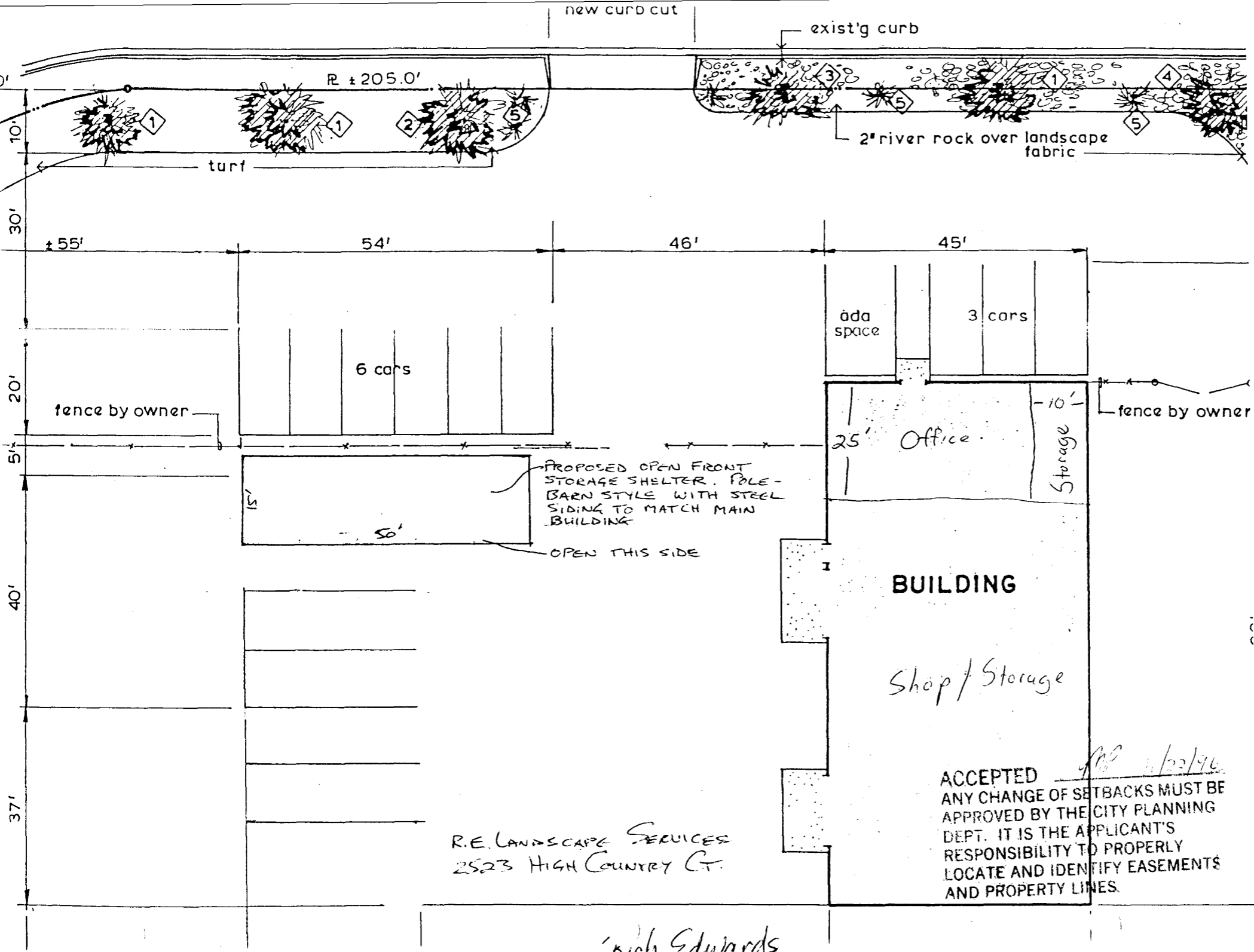
Department Approval Mike Pelletier Date 11/22/96

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

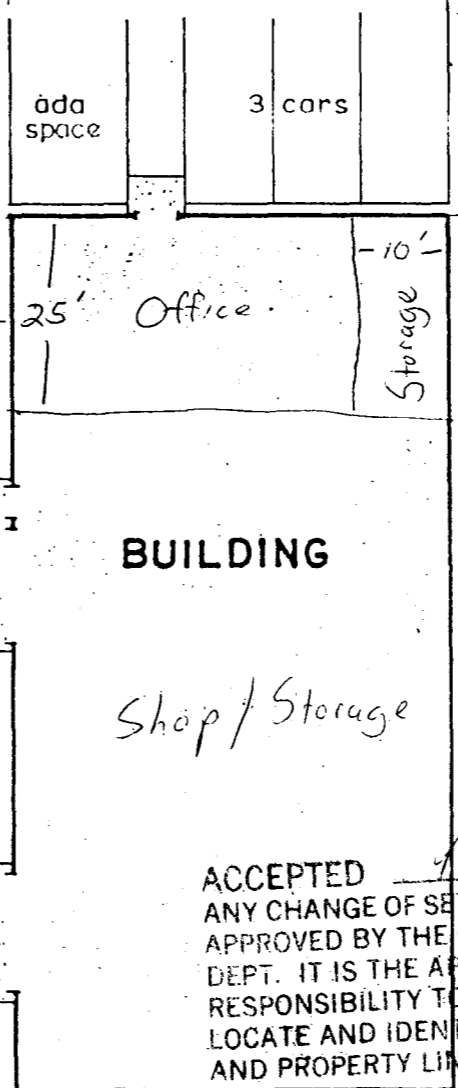
Utility Accounting Debbie Heber Date 11-22-96

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)



R.E. LANDSCAPE SERVICES
 2523 HIGH COUNTRY CT.



ACCEPTED *AP 1/22/96*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Rich Edwards