

FEE \$	_____
TOP \$	○
DRAINAGE FEE \$	○

BLDG PERMIT NO.	NA <sup>2</sup>
FILE #	SPR-96-183

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
 Grand Junction Community Development Department

*2889 North Ave* ✓

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>Lots 10 &amp; 11 Blk 1</u>	TAX SCHEDULE NO. <u>2943-181-05-007,008</u>
SUBDIVISION <u>Ernest T. Spain Sub</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
PLANNING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>Anthony Sheplay</u>	NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) ADDRESS _____	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) TELEPHONE _____	USE OF ALL EXISTING BLDGS _____
(2) APPLICANT <u>Rolland Eng.</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Parking lot</u>
(2) ADDRESS <u>405 Ridges Blvd, Suite 13</u>	
(2) TELEPHONE <u>243-8300</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

LINE C-1 Landscaping / Screening Required: YES  NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL)  
 or 40 from center of ROW, whichever is greater  
 Side 0 from PL Rear 0 from PL  
 Parking Req't per approved plans  
 Special Conditions: \_\_\_\_\_

Maximum Height 40  
 Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. 7 T.ZONE 99 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 [Signature] Date 12/3/96

Department Approval [Signature] Date 11/27/96 n/a

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

Utility Accounting [Signature] Date 11-27-96 in use

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)