

FEE \$ PD W/ SPR
TCP \$ 840.00
DRAINAGE FEE \$

BLDG PERMIT NO. 58767
FILE # SPR-96-238

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>2173 RIVER ROAD</u>	TAX SCHEDULE NO. <u>2697-364-00-061</u>
SUBDIVISION <u>N/A</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1200</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>N/A - NONE</u>
(1) OWNER <u>SCOTT MURDOCK</u>	NO. OF DWELLING UNITS
<u>3550 SCR 5</u>	BEFORE: <u>N/A</u> AFTER: <u>N/A</u> CONSTRUCTION
(1) ADDRESS <u>LOVELAND, CO 80537</u>	NO. OF BLDGS ON PARCEL
(1) TELEPHONE <u>(970) 663-1100</u>	BEFORE: <u>0</u> AFTER: <u>1</u> CONSTRUCTION
(2) APPLICANT <u>SCOTT MURDOCK</u>	USE OF ALL EXISTING BLDGS <u>N/A</u>
(2) ADDRESS <u>SAME AS ABOVE</u>	DESCRIPTION OF WORK & INTENDED USE: <u>FARM</u>
(2) TELEPHONE <u>SAME AS ABOVE</u>	<u>IMPLEMENT SALES</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	
ZONE <u>T-1</u>	Landscaping / Screening Required: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: Front <u>4</u> from Property Line (PL) or <u>25'</u> from center of ROW, whichever is greater	Parking Req'mt <u>4 spaces</u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Special Conditions: <u>Fire hydrant, landscaping, paving in prior to C.O. or DIA requ'd</u>
Maximum Height _____	CENS.T. <u>5</u> T.ZONE <u>1</u> ANNEX # _____
Maximum coverage of lot by structures _____	

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>Scott Murdock</u>	Date <u>10/14/96</u>
Department Approval <u>Trinity K. Walker</u>	Date <u>12/18/96</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ W/O No. <u>9791</u>	
Utility Accounting <u>12/18/96</u>	Date <u>12/18/96</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)

PL

RIVER ROAD

1-1/2" HAWTHORNE, TYP.

EXISTING COTTONWOOD

LAWN

WATER

DISPLAY AREA

AC DRIVE

NEW BUILDING

AC PARKING

GRAVEL PAD

10 COTONEASTER

CONCRETE DITCH

DISTURBED AREAS

30 RED DOGWOOD

ACCEPTED *XLA 12/11/96*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY CITY PLANNING
 DEPT. IT IS APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

