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|--------------------------------|---------------------------|
| Planning \$ <u>PLU/SPR</u> | Drainage \$ <u>0</u> |
| TCP \$ <u>600⁰⁰</u> | School Impact \$ <u>0</u> |

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|------------------------------|
| BLDG PERMIT NO. <u>58403</u> |
| FILE # <u>SPR-96-248</u> |

PLANNING CLEARANCE

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

Grand Junction Community Development Department

1007-0370-02-7

✓ TCP

* THIS SECTION TO BE COMPLETED BY APPLICANT *

| | |
|--|---|
| BLDG ADDRESS <u>521 Road</u> | TAX SCHEDULE NO. <u>2945-143-17-003</u> |
| SUBDIVISION <u>City of G.J.</u> | SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1500 sq.ft.</u> |
| FILING <u>-</u> BLK <u>104</u> LOT <u>4 thru 7</u> | SQ. FT. OF EXISTING BLDG(S) <u>3600 sq.ft.</u> |
| (1) OWNER <u>WESTERN Co Title</u> | NO. OF DWELLING UNITS |
| (1) ADDRESS <u>521 Road Ave</u> | BEFORE: _____ AFTER: _____ CONSTRUCTION |
| (1) TELEPHONE <u>243-3070</u> | NO. OF BLDGS ON PARCEL |
| (2) APPLICANT <u>Constructors West</u> | BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION |
| (2) ADDRESS <u>2812 1/2 North Ave</u> | USE OF ALL EXISTING BLDGS <u>Office building</u> |
| (2) TELEPHONE <u>241-5457</u> | DESCRIPTION OF WORK & INTENDED USE: _____ |
| | <u>OFFICE SPACE Addition</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 B-3 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front NC from Property Line (PL) or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL

Maximum Height 1 story Parking Req'mt 17 SPACES

Maximum coverage of lot by structures _____ Special Conditions: POE APPROVED SITE PLAN

Census Tract 1 Traffic Zone 42 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 [Signature] Date 11/5/96

Department Approval Bill Nebel Date 12.3-96

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

Utility Accounting [Signature] Date 12-5-96

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)