

FEE \$ pd w/SPR  
 TCP \$ 1,220.00  
 DRAINAGE FEE \$ 3,043.69

BLDG PERMIT NO. 58827  
 FILE # SPR-96-234

**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 715 Arrowst Road TAX SCHEDULE NO. 2701-314-01-014  
 SUBDIVISION Arrowst Commercial Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5000 ft<sup>2</sup>  
 FILING 1 BLK 1 LOT 14 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER McCallum Family LLC NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION  
 (1) ADDRESS 552 25 Rd NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT Steve McCallum USE OF ALL EXISTING BLDGS Office None  
 (2) ADDRESS 552 25 Road DESCRIPTION OF WORK & INTENDED USE:  
 (2) TELEPHONE 243-4642 Office / Warehouse Building

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 X See Site plan  
 or 25 from center of ROW, whichever is greater  
 Side 0 from PL Rear 0 from PL Special Conditions: \_\_\_\_\_  
 Maximum Height 65  
 Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. 9 T.ZONE 7 ANN# \_\_\_\_\_

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).

X Applicant's Signature Chris McCall Date 10-28-96  
 Department Approval Mike Pelletier Date 11/22/96  
 Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9680  
 Utility Accounting Chris McCall 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)