

Planning \$ <u>0</u>	Drainage \$ <u>6,283</u>
TCP \$ <u>5,250</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>02230</u>
FILE # <u>SPR-1997-181</u>

**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 2484 Commerce TAX SCHEDULE NO. 2945-091-04-012

SUBDIVISION Benson Commercial Subd SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7500 sq ft

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 5 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER DARIN CAREI NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE \_\_\_\_\_ USE OF ALL EXISTING BLDGS -

(2) APPLICANT CURTIS H. CAREE DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) ADDRESS 1017 E. CAROLINA AVE  
FRUITA L16145 COMMERCIAL - METAL BLDG

(2) TELEPHONE 256-8085

✓ 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 C-2 Landscaping / Screening Required: YES  NO \_\_\_\_\_

SETBACKS: Front 10' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
Parking Req'mt YES

Side 30'; 29' from PL Rear 170' from PL Special Conditions: PER SITE PLAN APPROVED  
DATED 12-3-97

Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures NA Census Tract 9 Traffic Zone 97 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 R. P. Smith Architect Date 12.3.97

Department Approval Bill Nehls Date 12.3.97 *picked up 1.9.98*

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

Utility Accounting [Signature] Date 1/9/98

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)