

03332 - Foundation only

Planning \$ <u>Pd w/ SPR</u>	Drainage \$ <u>NA</u>
TCP \$ <u>6331.73</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>03570</u>
FILE # <u>FPP-1997-126</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 2490 F Road TAX SCHEDULE NO. 2945-044-05001

SUBDIVISION Parkwest Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14,500

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Wylie P Miller NO. OF DWELLING UNITS N/A  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 2681 Magellan

(1) TELEPHONE 245-6145 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT Bruce Milgard - <sup>Contractor</sup> West Inc. USE OF ALL EXISTING BLDGS Retail & Storage

(2) ADDRESS 2818 1/2 North Ave DESCRIPTION OF WORK & INTENDED USE: ↓

(2) TELEPHONE 970-241-5457

✓ 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 PC Landscaping / Screening Required: YES X NO \_\_\_\_\_

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

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: \_\_\_\_\_

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_ Census Tract 9 Traffic Zone 4 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 Wylie P. Miller Date 12-22-97

Department Approval [Signature] Date 12/22/97

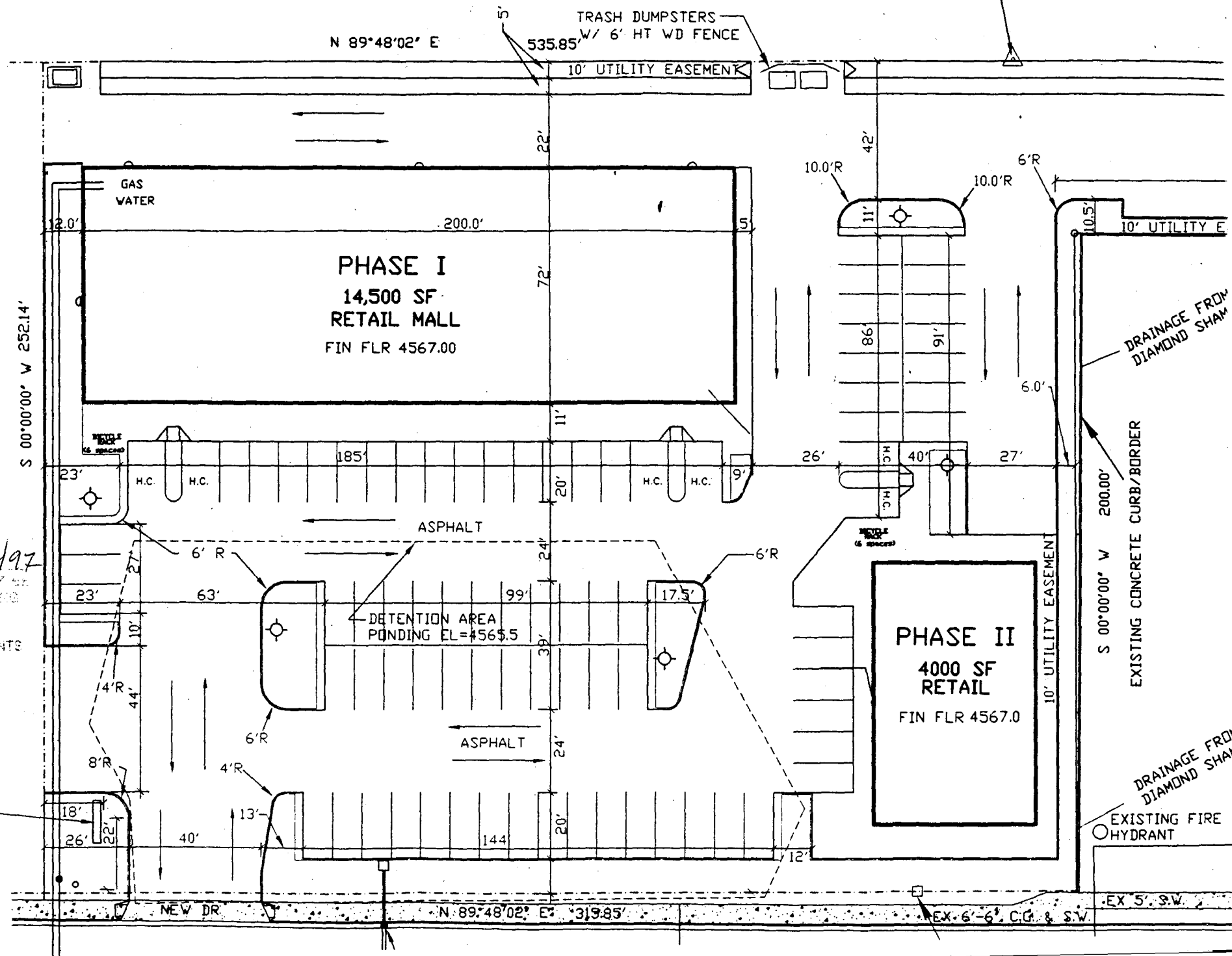
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 10778

Utility Accounting [Signature] Date 12-22-97

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)

PROJECT BENCHMARK  
TO BE PROTECTED  
REBAR ELEV. 4566.25



ACCEPTED *VKA 12/24/97*  
 AND VANCE OF RECORD FOR THE  
 DEVELOPMENT OF THE PROJECTS SHOWN  
 HEREON. THE ENGINEER HAS  
 REVIEWED THE PLANS AND PROPERLY  
 LOCATED AND IDENTIFIED EASEMENTS  
 AND PROPERTY LINES.

PATTERSON ROAD  
SIGNAGE

EXISTING FIRE  
HYDRANT

DRAINAGE FROM  
DIAMOND SHAM

EXISTING CONCRETE CURB/BORDER

DRAINAGE FROM  
DIAMOND SHAM

NEW DR.

N 89°48'02" E 319.85'

EX 6'-6" C.G. & S.W.

EX 5' S.W.