

- 16⁰⁰ waived

Planning \$ <u>84⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>576⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>60096</u>
FILE # <u>SPR-1997-070</u>

PLANNING CLEARANCE

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

3 002-1540-01-5 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 711 Independent Avenue TAX SCHEDULE NO. 2945-104-00-922

SUBDIVISION Motor City (?) SQ. FT. OF PROPOSED BLDG(S) ADDITION 1400 (approx)

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 13,500 sq ft

(1) OWNER State/Division of Wildlife NO. OF DWELLING UNITS
BEFORE: 3 AFTER: 4 CONSTRUCTION

(1) ADDRESS 6060 Broadway, Denver, CO 80216 NO. OF BLDGS ON PARCEL
BEFORE: 4 AFTER: 5 CONSTRUCTION

(1) TELEPHONE (303) 297-1192 x-7404

(2) APPLICANT Jim Bennett USE OF ALL EXISTING BLDGS office space/storage

(2) ADDRESS 711 Independent Ave-81505 DESCRIPTION OF WORK & INTENDED USE: additional
modular office space

(2) TELEPHONE (970) 248-7178 x-178

✓ 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 P2 Landscaping / Screening Required: YES _____ NO

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req't OK

Side _____ from PL Rear 12' from PL Special Conditions: PER ATTACHED SITE PLAN

Maximum Height _____

Maximum coverage of lot by structures _____ Census Tract 4 Traffic Zone 10 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 James R Bennett Date 2-17-97

Department Approval Bill Neth Date 4.8.97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10078

Utility Accounting [Signature] Date 4-8-97

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)