

Planning \$ _____	Drainage \$ _____
TCP \$ <u>6,800.00</u>	School Impact \$ _____

BLDG PERMIT NO. <u>63002</u>
FILE # <u>SPR-1997-100</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 2273 River Road TAX SCHEDULE NO. 2945-061-15-001

SUBDIVISION Smith & Bailey's Riverside SubSQ. FT. OF PROPOSED BLDG(S)/ADDITION 15,120

FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) 350 Sq Ft

(1) OWNER United Companies of Mesa County Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS P. O. Box 3609

(1) TELEPHONE (970) 243-4900 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 3 CONSTRUCTION

(2) APPLICANT Same USE OF ALL EXISTING BLDGS Ready Mixed Concrete Office

(2) ADDRESS Same DESCRIPTION OF WORK & INTENDED USE: Construct

(2) TELEPHONE Same office and shop buildings, parking areas

✓ 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 XXX NO _____

SETBACKS: Front _____ from Property Line (PL) or 35 from center of ROW, whichever is greater
 Parking Req'mt Yes

Side 0 from PL Rear 0 from PL Special Conditions: see site plan

Maximum Height 65' Permit required for new driveway from Public Works

Maximum coverage of lot by structures _____ Census Tract 9 Traffic Zone 8 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 Paul E. McShee Date May 20, 1997

Department Approval Mike Pelletier Date 9/26/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. # 10562

Utility Accounting [Signature] Date 9-29-97

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)