

Planning \$ <u>PW/SPR</u>	Drainage \$ <u>859.68</u>
TCP \$ <u>1651.20</u>	School Impact \$ <u>NA</u>

FOUND ONLY - 67045

BLDG PERMIT NO. <u>67668</u>
FILE # <u>SPR 1998-139</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 <u>780 21 1/2 Rd</u>	TAX SCHEDULE NO. <u>2697-361-01-001</u>
SUBDIVISION <u>Valley West</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>6,000</u>
FILING <u>1</u> BLK <u>1</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>John Durmas</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>0</u> CONSTRUCTION
(1) ADDRESS <u>1003 Kannah Cr. Rd. White Water Co, 81527</u>	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>245-9338</u>	USE OF ALL EXISTING BLDGS <u>office/Shop</u>
(2) APPLICANT <u>John O'Connor</u>	DESCRIPTION OF WORK & INTENDED USE: _____
(2) ADDRESS <u>2304 INTERSTATE AVE</u>	<u>NEW CONST office/Shop</u>
(2) TELEPHONE <u>245-3580</u>	

✓ 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 <u>I-1</u>	Landscaping / Screening Required: YES <u>X</u> NO _____
SETBACKS: Front _____ from Property Line (PL) or <u>25</u> from center of ROW, whichever is greater	Parking Req't <u>Per Plan</u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Special Conditions: <u>All improvements must be complete prior to C.O. or a Dev Impr. Agreement &amp; Guarantee required</u>
Maximum Height <u>65</u>	Census Tract <u>15</u> Traffic Zone <u>1</u> Annx # _____
Maximum coverage of lot by structures <u>65</u>	

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 <u>[Signature]</u>	Date <u>7-28-98</u>
Department Approval <u>[Signature]</u>	Date <u>10/8/98</u>
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>11684</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-16-98</u> <u>TR 8 2075</u>

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)