

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>103727</u>
FILE # <u>MS-96-75</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 785-22 Rd G.JCO TAX SCHEDULE NO. 2897-361-08-001
 SUBDIVISION Henderson Minor SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400
 FILING — BLK — LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Con-way Western NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 6301 Beach Blvd #300
 (1) TELEPHONE (714) 562-040 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 CONSTRUCTION
 (2) APPLICANT CWX USE OF ALL EXISTING BLDGS —
 (2) ADDRESS 365 Bonny Street VA DESCRIPTION OF WORK & INTENDED USE: Temporary
 (2) TELEPHONE 282-3120 Pool for Trucking Company

✓ 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 — NO —
 SETBACKS: Front — from Property Line (PL) or 45' from center of ROW, whichever is greater
 Side — from PL Rear — from PL
 Maximum Height 65'
 Maximum coverage of lot by structures — Genus Tract 15 Traffic Zone 1 Annx # —

PAID
Jan 28 1998
CMC

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 [Signature] Date 1-28-98
 Department Approval [Signature] Date 1-28-98
 Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. No chain use st
 Utility Accounting [Signature] Date 1/28/98

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)