

foundations only - 124411

Planning \$ Pd w/ FPP	Drainage \$ NA
TCP \$ 2800.00	School Impact \$ NA

BLDG PERMIT NO. 65425
FILE # FPP-1997-126

4x \$700

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 2994 F Road TAX SCHEDULE NO. 2945-044-05-001

SUBDIVISION Parkwest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4000

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1 - under construction

(1) OWNER Wylie Miller NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2681 Mazatlan Dr NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 245-6145 USE OF ALL EXISTING BLDGS Retail

(2) APPLICANT Constructors West DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 2818 1/2 North Ave Retail Building

(2) TELEPHONE 291-5457

✓ 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
Side _____ from PL Rear Per plan from PL

Maximum Height _____ Parking Req'mt Per plan

Maximum coverage of lot by structures _____ Special Conditions: No CO. unless DIA in place or all improvements completed

Genus 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 [Signature] Date 3/20/98

Department Approval [Signature] Date 3/19/98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11022

Utility Accounting [Signature] Date 3/20/98

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)

ACCEPTED *KPA 3/16/98*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PROJECT BENCHMARK TO BE PROTECTED
REBAR ELEV. 4566.25

