

Planning \$ <u>PJW/SPR</u>	Drainage \$ <u>NA</u>
TCP \$ <u>176.42</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>03077</u>
FILE # <u>SPR-1998-027</u>

### PLANNING CLEARANCE

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

4000-0010-050 **Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1673 HWY 50 TAX SCHEDULE NO. 2945-233-11-003

SUBDIVISION ORCHARD (NWA) HEN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2900<sup>01</sup>

FILING \_\_\_\_\_ BLK 5 LOT 25 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER CANDUS CLARK NO. OF DWELLING UNITS BEFORE: 0 AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 331 ALCOA CRT. NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-2777 USE OF ALL EXISTING BLDGS NA

(2) APPLICANT ALCO BLDG. DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) ADDRESS 529 25 1/2 RD. PRINT SHOP. # RETAIL. 900 sq ft

(2) TELEPHONE 970-242-1423

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 C-1 Landscaping / Screening Required: YES  NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or 25' from center of ROW, whichever is greater - Clymer & Santa Clara Hwy 50. Parking Req'mt 14 - per plan

Side 0 from PL Rear 0 from PL Special Conditions: C.O. will not be issued until all improvements in or DIA executed for any remaining

Maximum Height 40 Census Tract 13 Traffic Zone 87 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 12-11-97

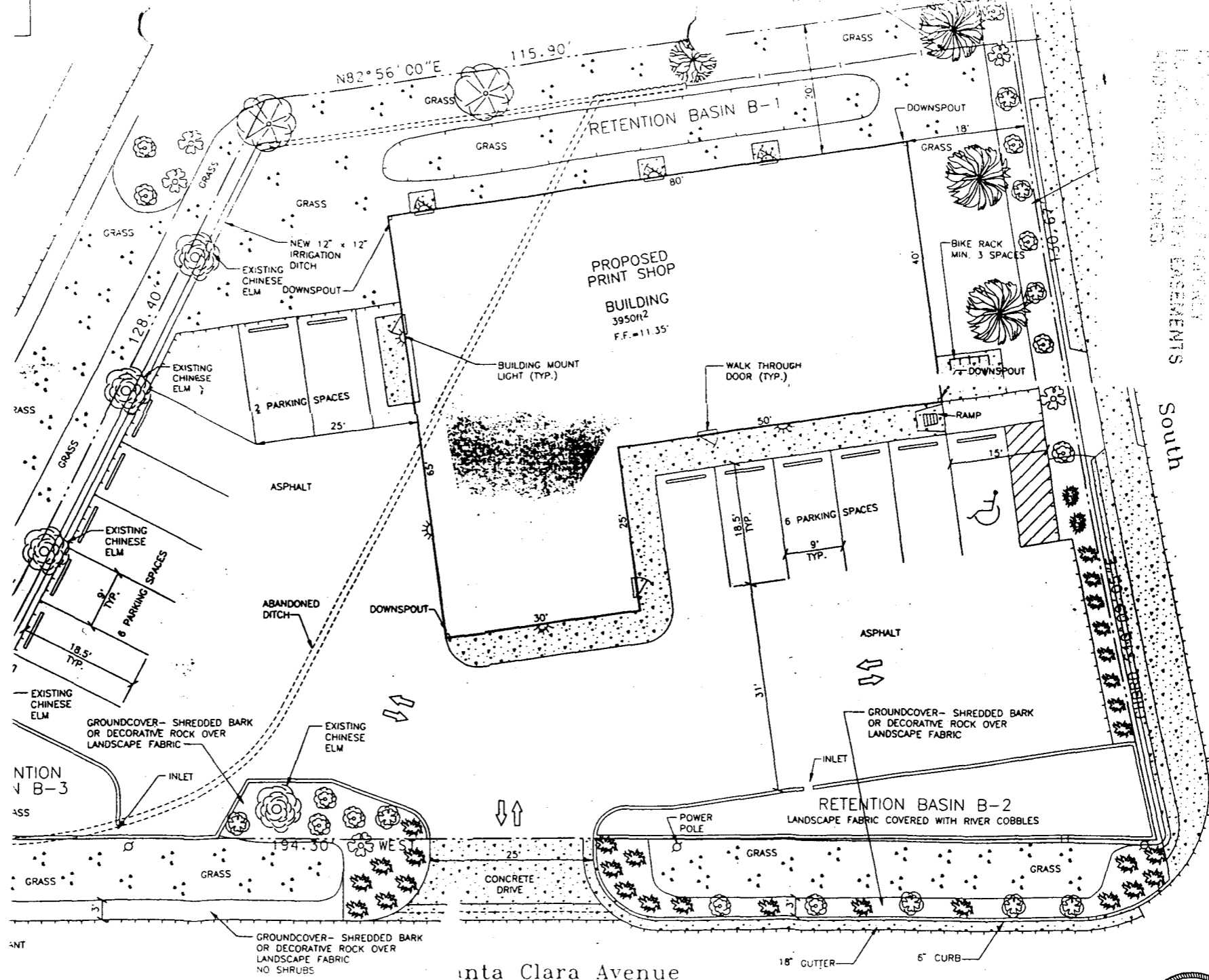
Department Approval [Signature] Date 3/11/98

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

Utility Accounting [Signature] Date 3/11/98

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)



KVA  
3/11/98

South

Santa Clara Avenue

SITE PLAN & LANDSCAPE PLAN

SCALE: 1" = 10'  
1/4" = 1' HIGHWAY 50



ACCEPTED FOR  
Acceptance of these plans  
City of Grand Junction

City of Grand Ju

All details, construct  
Standards and Specifications