

Planning \$ <u>5</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>106295/106382</u>
FILE #

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 2882 I 70 Bus. Loop TAX SCHEDULE NO. 2943-181-11-001

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

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Wagner Equipment Co NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2882 I 70 Bus. Loop

NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 970-242-2834

(2) APPLICANT Mt Garfield Inc

USE OF ALL EXISTING BLDGS heavy eqmt rebuild shop

(2) ADDRESS 626 Road Ave

DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 243 1873

Interior remodel to add bathroom
 whirl only

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 Laundry Sink, drinking fountain, floor drain

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

Parking Req'mt _____

Side _____ from PL Rear _____ from PL

Special Conditions: interior remodel only - no change in use

Maximum Height _____

Maximum coverage of lot by structures _____ Census Tract _____ Traffic Zone _____ 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 6-9-98

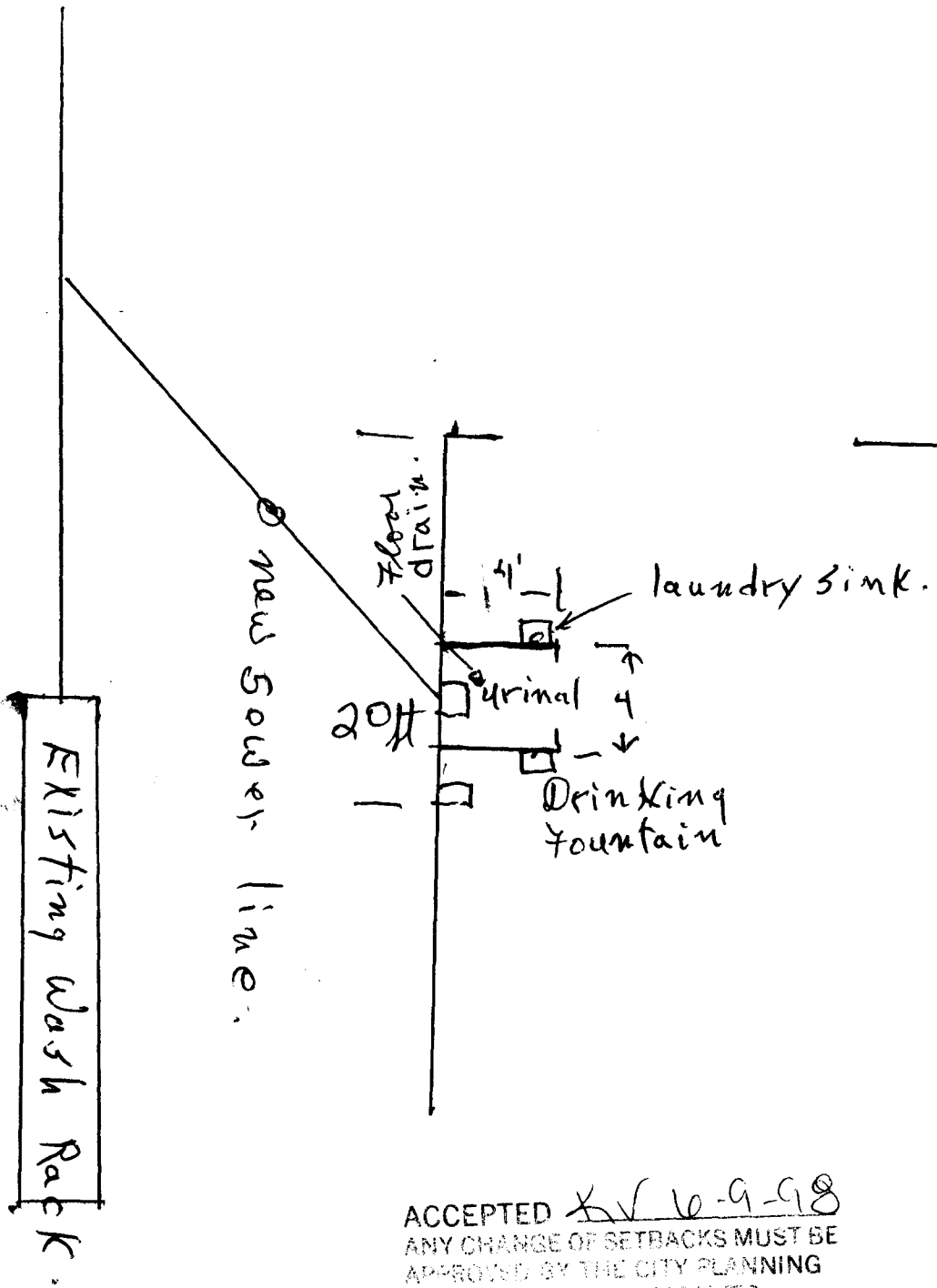
Department Approval [Signature] Date 10-9-98

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

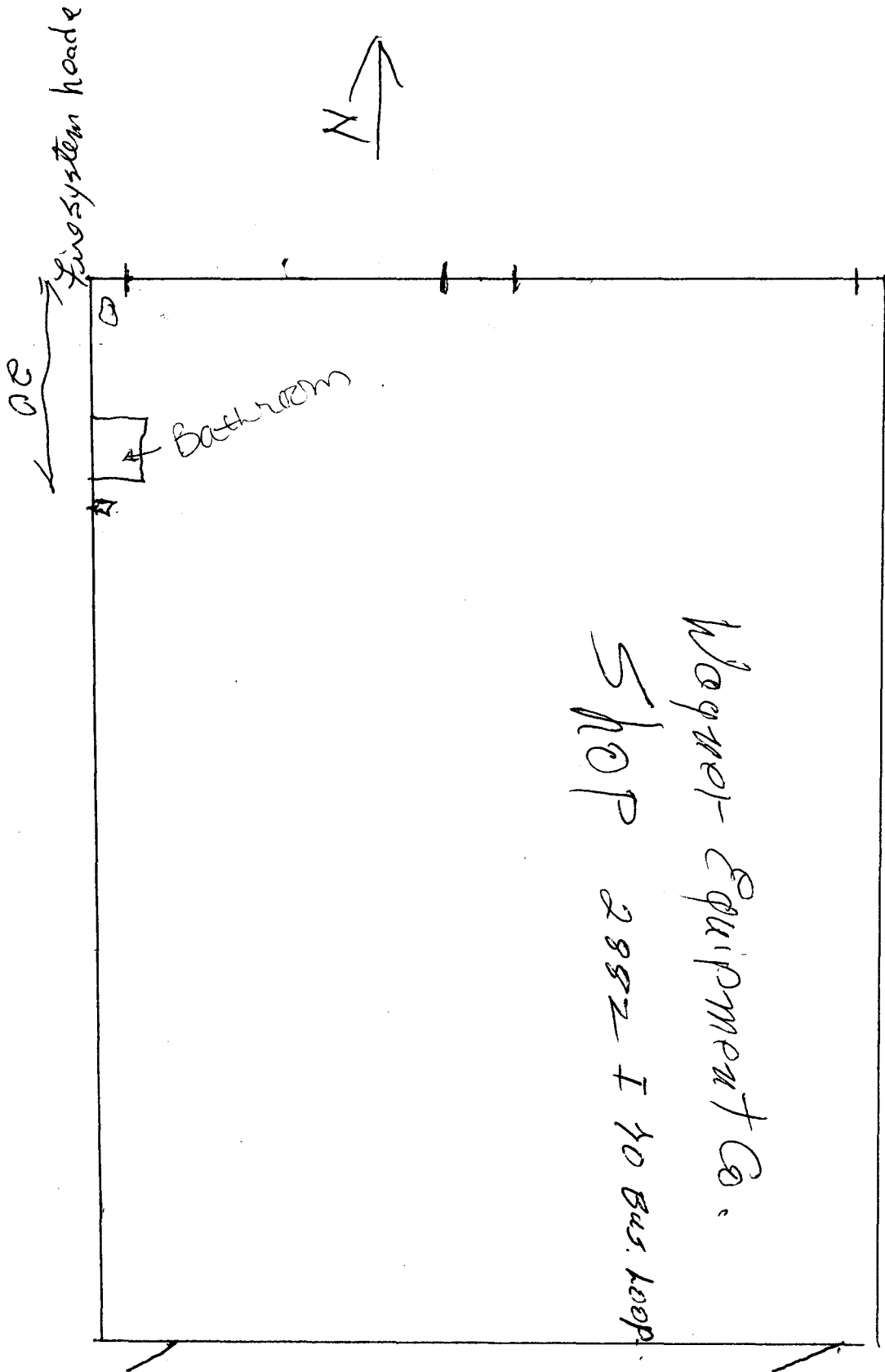
Utility Accounting R. Raymond Date 6/9/98

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 XV 6-9-98
 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.



ACCEPTED *KV 6-9-98*
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 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
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 AND PROPERTY LINES.