

FEE \$	10 <sup>00</sup>
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.
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 2462 Industrial TAX SCHEDULE NO. 2945-091-03-020

SUBDIVISION Durham SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000

FILING BLK LOT 13-16 SQ. FT. OF EXISTING BLDG(S) 5000

(1) OWNER Clearwater INC. NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 5605 Grand Ave Parkburg, MO NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 412-264-1295 USE OF ALL EXISTING BLDGS Same Fab metal metal Fab.

(2) APPLICANT T.P.I. Industrial DESCRIPTION OF WORK & INTENDED USE:  
Roof Repair For Crane Over Head

(2) ADDRESS 570 Scenic Vista

(2) TELEPHONE 243-4692

✓ 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-2 Landscaping / Screening Required: YES NO

TBACKS: Front — from Property Line (PL) Parking Req'mt —  
 or 25' from center of ROW, whichever is greater

Side 0' from PL Rear 0' from PL Special Conditions: —

Maximum Height 40'

Maximum coverage of lot by structures — CENS.T. 9 T.ZONE 97 ANNEX # —

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 Chris Midd Date 2-26-98

Department Approval Debra Postello Date 2-27-98

Additional water, and/or sewer tap fee(s) are required: YES NO \* W/O No. TR-83943  
When septic fails they have to hook on + pay PIF + Ext Fees

Utility Accounting Chris Midd Date 2-27-98

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 Accour