

Planning \$ <u>—</u>	Drainage \$ <u>—</u>
TCP \$ <u>2,621.25</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>65795</u>
FILE # <u>SPR-1998-115</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 738 Scarlet St. TAX SCHEDULE NO. 2701-313-11-003
 SUBDIVISION Sparkman Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12,840 ft²
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Charles Aberle NO. OF DWELLING UNITS
 (1) ADDRESS 14035 W. 59th Place ^{Arvada, CO 80004} BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) TELEPHONE (303) 422-3052 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (2) APPLICANT Bob Turner / ALCO Bldg USE OF ALL EXISTING BLDGS NA
 (2) ADDRESS 529 25 1/2 Rd G.J. 81505 DESCRIPTION OF WORK & INTENDED USE:
 (2) TELEPHONE (970) 242-1423 Construct Office / Shop / Warehouse Building

✓ 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 X NO
 SETBACKS: Front from Property Line (PL) or from center of ROW whichever is greater Parking Req'mt Per Plan
 Side Per from PL Rear from PL Special Conditions:
 Maximum Height Genus Tract 9 Traffic Zone 7 Annx #
 Maximum coverage of lot by structures

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 Mary D. [Signature] Date 6-1-98
 Department Approval Mike Pelletier Date 6/24/98
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11442
 Utility Accounting R. Raymond Date 7/9/98

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)