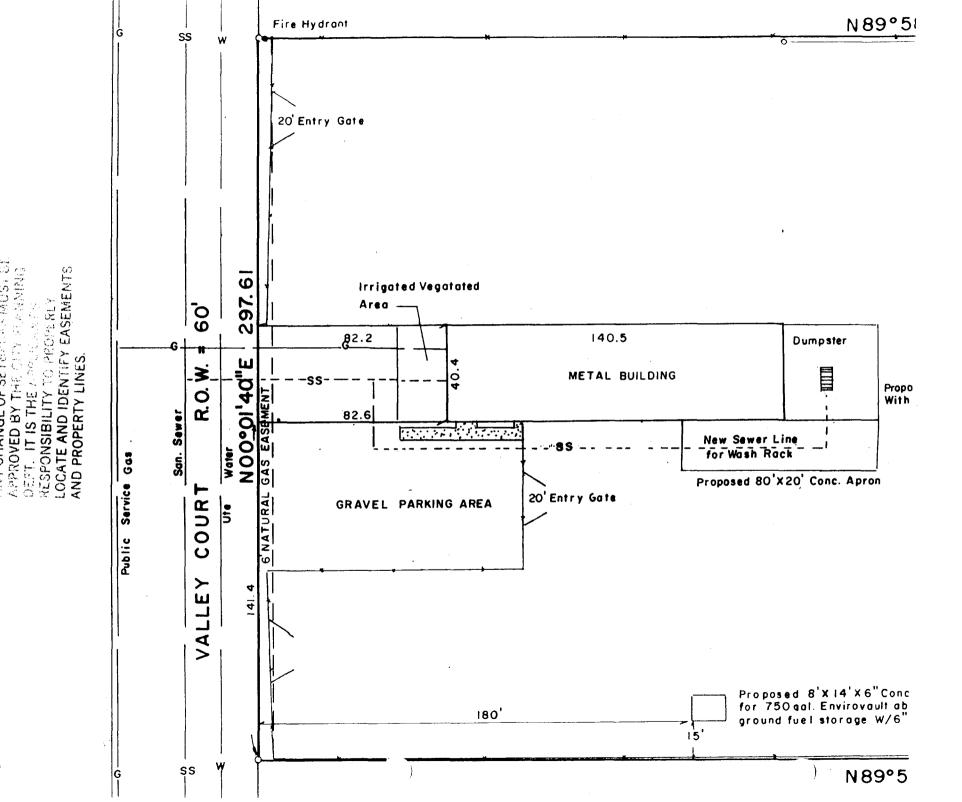
. 8	Jugir	ial m	job tile.
Planning \$ Pd W/SPR Drainage \$ NA			BLDG PERMIT NO. 23012
TCP \$ NA School Impact \$ NA			FILE # SPR-1998-02-5
PLANNING CLEARANCE (site plan review, multi-family development, non-residential development) Grand Junction Community Development Department			
BLDG ADDRESS 772 Valley Ct			2697-361-03-008
SUBDIVISION Valley West	SQ. FT.	OF PROPOSE	D BLDG(S)/ADDITION
FILING 2 BLK LOT 18	SQ. FT	OF EXISTING	BLDG(S)
() OWNER 5770 Partners LLC	NO. OF	DWELLING UN BEFORE:	IITS AFTER: <u>NA</u> CONSTRUCTION
(1) ADDRESS <u>8(0) E, Dartmouth #105</u> Den Jer Co FAJ31 (1) TELEPHONE(<u>303</u>) 337-(354	NO. OF	BLDGS ON PA	
(2) APPLICANT Faris Machinery Co.	USE OF	ALL EXISTING	BLDGS Office Shop Storage
12) ADDRESS 772 Valley Court	DESCR	IPTION OF WO	RK & INTENDED USE: TAStall
(2) TELEPHONE (970) 242-4997 02	usas	h rack w	/ sand trap & Fuel Storage
✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.			
ZONE			RTMENT STAFF ™ g Required: YES NO
SETBACKS: Front from Property Line (PL) or	Parking	Req'mt	Per plan
$\frac{1}{2}$ from center of ROW, whichever is greater	Special	Conditions: Fe	ersigo & Fire Dept
Side from PL Rear from PL Maximum Height65	regl	<u>nirements</u>	to be met prior to C.O.
Maximum coverage of lot by structures	Cenusu		Traffic Zone Annx # <u>734</u>
Modifications to this Planning Clearance must be approve The structure authorized by this application cannot be or of Occupancy has been issued by the Building Departm in the public right-of-way must be guaranteed prior to issu must be completed or guaranteed prior to issuance of a shall be maintained in an acceptable and healthy condition unhealthy condition is required by the G.J. Zoning and I	ccupied un nent (Sectuance of a a Certifica	ntil a final inspec ion 307, Uniform Planning Cleara te of Occupancy	tion has been completed and a Certificate n Building Code). Required improvements ance. All other required site improvements v. Any landscaping required by this permit
Four (4) sets of final construction drawings must be subn Clearance. One stamped set must be available on the	nitted and job site at	stamped by City all times.	y Engineering prior to issuing the Planning
I hereby acknowledge that I have read this application an ordinances, laws, regulations, or restrictions which apply action, which may include but not recessarily be limited	to the pro	ject. I understan	id that failure to comply shall result in legal g(s).
Applicant's Signature	hail		Date $\frac{1-21-18}{71-197}$
Department Approval Image: March and the second secon	YES 4	NO	$\frac{\text{Date } (5/7)}{\text{WO No}}$
Utility Accounting	<u>_</u> 0	!!!!	Date 2-6-98
VALID FOR SIX MONTHS FROM DATE OF ISSUANC	E (Section	9-3-2C Grand	
(White: Planning) (Yellow: Customer) (P	Pink: Build	ing Department)) (Goldenrod: Utility Accounting)

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J.



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