

original in job file.

Planning \$ <u>PJ W/SPR</u>	Drainage \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>03012</u>
FILE # <u>SPR-1998-025</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 772 Valley Ct TAX SCHEDULE NO. 2697-361-03-008

SUBDIVISION Valley West SQ. FT. OF PROPOSED BLDG(S)/ADDITION Ø

FILING 2 BLK LOT 18 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER 5770 Partners LLC NO. OF DWELLING UNITS
BEFORE: AFTER: NA CONSTRUCTION

(1) ADDRESS 8101 E. Dartmouth #105
Denver Co #0231 NO. OF BLDGS ON PARCEL
(1) TELEPHONE (303) 337-1354 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Faris Machinery Co. USE OF ALL EXISTING BLDGS Office/shop/Storage

(2) ADDRESS 772 Valley Court DESCRIPTION OF WORK & INTENDED USE: install

(2) TELEPHONE (970) 242-4997 on^e wash rack w/ sand trap & fuel storage

✓ 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 X

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

Side 0 from PL Rear 0 from PL Special Conditions: Persigo & Fire Dept
requirements to be met prior to C.O.

Maximum Height 65 Census Tract 15 Traffic Zone 1 Annx # 234

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 [Signature] Date 1-21-98

Department Approval [Signature] Date 2/5/98

Additional water and/or sewer tap fee(s) are required: YES ✓ NO W/O No. 10911

Utility Accounting [Signature] Date 2-6-98

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 *KKA 2/5/98*
 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.

