

Planning \$ Pd.	Drainage \$ 1,077.00
TCP \$ 732.00	School Impact \$ -

BLDG PERMIT NO. 73019
FILE # SPR-1999-211

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 779 22 RD TAX SCHEDULE NO. 2697-361-02-003
SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,600
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 32,250
OWNER PIERCE HARDY LTD PARTNERSHIP NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
ADDRESS PO Box 8484 RTE 519 CONSTRUCTION _____
EIGHTY FOUR, PA 15384 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 4
TELEPHONE 1-800-664-1984 CONSTRUCTION _____
APPLICANT HARDY MANAGEMENT USE OF ALL EXISTING BLDGS SALES & STORAGE
ADDRESS PO Box 8484 RTE 519 DESCRIPTION OF WORK & INTENDED USE: _____
EIGHTY FOUR, PA 15384 STORAGE OF BUILDING MATERIALS
TELEPHONE 1-800-664-1984

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
SETBACKS: FRONT: _____ from Property Line (PL) or 25' from center of ROW, whichever is greater
SIDE: 0' from PL REAR: 0' from PL PARKING REQUIREMENT: NO additional req.
SPECIAL CONDITIONS: NONE PAID
MAXIMUM HEIGHT 65'
MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A CENSUS TRACT _____ TRAFFIC ZONE TB 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 Grand Junction 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 10-11-99
Department Approval [Signature] Date 11-19-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO additional water employees</u>
Utility Accounting <u>T. Bensley</u>			Date <u>11/19/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)