

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>72991</u>	<i>72966 unit 4</i>
FILE # <u>MS-1997-090</u>	<i>unit 3</i>

PLANNING CLEARANCE

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

no site plan req'd

*** THIS SECTION TO BE COMPLETED BY APPLICANT ***

BLDG ADDRESS 565 25 ROAD TAX SCHEDULE NO. 2945-091-18-001

SUBDIVISION KENWOOD-LEAVE SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
Minor Sub.

FILING — BLK — LOT 1. SQ. FT. OF EXISTING BLDG(S) 21,000

(1) OWNER REN LUGGAN NO. OF DWELLING UNITS BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 565 25 ROAD.

(1) TELEPHONE 602-269-7701 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT ALCO BUILDING USE OF ALL EXISTING BLDGS OFFICE WAREHOUSE

(2) ADDRESS 529 25 1/2 RD. DESCRIPTION OF WORK & INTENDED USE: —

(2) TELEPHONE 242-1423. FINISH AS PER ORL.

✓ 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 C2 Landscaping / Screening Required: YES — NO —

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

Side — from PL Rear — from PL Special Conditions: no change in use

Maximum Height — Units 3 thru 7 PAIN

Maximum coverage of lot by structures — Census Tract — Traffic Zone — Annx # —

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 11-18-99

Department Approval [Signature] Date 11-18-99

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. NO CHANGE in use

Utility Accounting [Signature] Date 11/18/99

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)