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| Planning \$ <u> </u> | Drainage \$ <u>3348</u> |
| <u>1/2 Street</u> ICPS \$ <u>4686</u> | School Impact \$ <u> </u> |

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|-----------------------------|
| BLDG PERMIT NO <u>68752</u> |
| FILE # <u>SPR-1999-103</u> |

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 543 31 ROAD
 SUBDIVISION 31 ROAD BUSINESS PARK
 FILING _____ BLK _____ LOT 1

TAX SCHEDULE NO. 2943-094-77-001
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4800
 SQ. FT. OF EXISTING BLDG(S) 0

OWNER LEE & CATHY EBERHART
 ADDRESS 3215 DOWNEY AVE.
 TELEPHONE 970-434-6693

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS _____

APPLICANT SAME
 ADDRESS _____
 TELEPHONE _____

DESCRIPTION OF WORK & INTENDED USE: OFFICES, WAREHOUSE & 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 C-2

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

SETBACKS: FRONT: Per Code from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL

PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: Per Site Plan

MAXIMUM HEIGHT 40

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 11 TRAFFIC ZONE 53 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 Lee Eberhart
 Department Approval W. P. Pelletier

Date 3-18-99
 Date 5/13/99

| | | | |
|--|-----------------------|--|------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>per w/o 12/10</u> |
| Utility Accounting | <u>Rettie Tanover</u> | | Date <u>5/13/99</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) (Goldendred: Utility Accounting)