

Planning \$ <u>—</u>	Drainage \$ <u>—</u>
TCP \$ <u>1,112.32</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>70772</u>
FILE # <u>SPR-1999-112</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

GH

THIS SECTION TO BE COMPLETED BY APPLICANT

013

BUILDING ADDRESS 721 Arrowst Rd
 SUBDIVISION Arrowst Commercial Sub
 FILING _____ BLK 1 LOT 15
 OWNER Grasso Masonry, Inc.
 ADDRESS P.O. Box 2643 G.J. 81502
 TELEPHONE 245-2979
 APPLICANT Same
 ADDRESS _____
 TELEPHONE 241-8164 (H)

TAX SCHEDULE NO. 2701-3/4-01-~~013~~
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3903.84
 SQ. FT. OF EXISTING BLDG(S) none
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Office/Warehouse
 DESCRIPTION OF WORK & INTENDED USE:
Masonry Contractor office,
parking garage

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
 SETBACKS: FRONT: _____ from Property Line (PL) or
25 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL
 MAXIMUM HEIGHT 65
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: Per Plan
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 9 TRAFFIC ZONE 7 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]
 Department Approval Mike Pelletier

Date 6/21/99
 Date 6/18/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>12350</u>
Utility Accounting <u>[Signature]</u>			Date <u>6/21/99</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)