

Planning \$ —	Drainage \$ —
TCP \$ 777.00	School Impact \$ —

BLDG PERMIT NO.
FILE # SPR-1999-159

**PLANNING CLEARANCE**

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

Grand Junction Community Development Department

*GF*

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BLDG ADDRESS 2844 Chipeta TAX SCHEDULE NO. 2943-182-04-004  
 SUBDIVISION D+W Sub. (Replat) SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800  
 FILING \_\_\_\_\_ BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Roxie Laurita NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION  
 (1) ADDRESS 2089 Hodesha Way NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: 1 CONSTRUCTION  
 (1) TELEPHONE 241-6222 USE OF ALL EXISTING BLDGS (3 portable storage Sheds)  
 (2) APPLICANT Chris McCallum / TPI DESCRIPTION OF WORK & INTENDED USE:  
 (2) ADDRESS 570 S. Westgate Construct office/warehouse  
 (2) TELEPHONE 243-4642

✓ 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 X NO \_\_\_\_\_  
 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: \_\_\_\_\_  
 Maximum Height 65' \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ Census Tract 7 Traffic Zone 39 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 X Roxie Laurita Date 6/17/99  
 Department Approval H Mike Bellotti Date 7/13/99  
 Additional water and/or sewer tap fee(s) are required: YES ✓ NO \_\_\_\_\_ W/O No. 12524  
 Utility Accounting KDancer Date 8/4/99

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)