

Planning \$ <u>10 paid w/ FT</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>71070</u>
FILE # <u>FPP-1998-131</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 2461 F¹/₄ Rd

SUBDIVISION HUNTERS GLEN

FILING — BLK — LOT —

OWNER HACIENDA PARTNERS LLC.

ADDRESS 605 W MAIN ST ASPEN CO

TELEPHONE 970 925 8803

APPLICANT PETER CARBONE

ADDRESS 620 25 1/2 Rd G.J.

TELEPHONE 970 256 0748

TAX SCHEDULE NO. 2945-044-10-006

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10x46x24x60

SQ. FT. OF EXISTING BLDG(S) —

NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE — AFTER —
 CONSTRUCTION

USE OF ALL EXISTING BLDGS —

DESCRIPTION OF WORK & INTENDED USE: CONST TRAILOR / OFFICE TRAILOR

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 PR-17

SETBACKS: FRONT: — from Property Line (PL) or — from center of ROW, whichever is greater

SIDE: — from PL REAR: — from PL

MAXIMUM HEIGHT —

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED NO *No site work until recordation & signed construction drawings per file*

PARKING REQUIREMENT: —

SPECIAL CONDITIONS: units per phased plans - (for temporary construction trailers only)

CENSUS TRACT 9 TRAFFIC ZONE 4 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 *Peter Carbone* Date 6/20/99

Department Approval *Ronnie Edwards* Date 6/23/99

Additional water and/or sewer tap fee(s) are required: YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u><i>Jacqui Shaffer</i></u>		Date <u>6/24/99</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)