

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. 10
FILE # <u>69831</u>

PLANNING CLEARANCE

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

(Handwritten initials)

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS 2502 Foresight Cir
 SUBDIVISION Replat of Foresight Park for Ind.
 FILING 1 BLK 5 LOT —

TAX SCHEDULE NO. 2945-033-16-030

SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA

SQ. FT. OF EXISTING BLDG(S) N/A

OWNER TCI Cable

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

ADDRESS 2502 Foresight Cir

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

TELEPHONE 970 434-9093

USE OF ALL EXISTING BLDGS TCI offices

APPLICANT FCI Constructors Inc

DESCRIPTION OF WORK & INTENDED USE: Concrete

ADDRESS 507 Fruitvale ct

Footings for Satellite Dishes

TELEPHONE 434-9093 - 250-8172
City

✓ **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 PI

LANDSCAPING/SCREENING REQUIRED: YES — NO ✓

SETBACKS: FRONT: as shown on plan from Property Line (PL) or
— from center of ROW, whichever is greater
 SIDE: — from PL REAR: — from PL

PARKING REQUIREMENT: Missing

SPECIAL CONDITIONS: —

MAXIMUM HEIGHT —

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

CENSUS TRACT 10 TRAFFIC ZONE 24 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 Craig Smith

Date 4-15-99

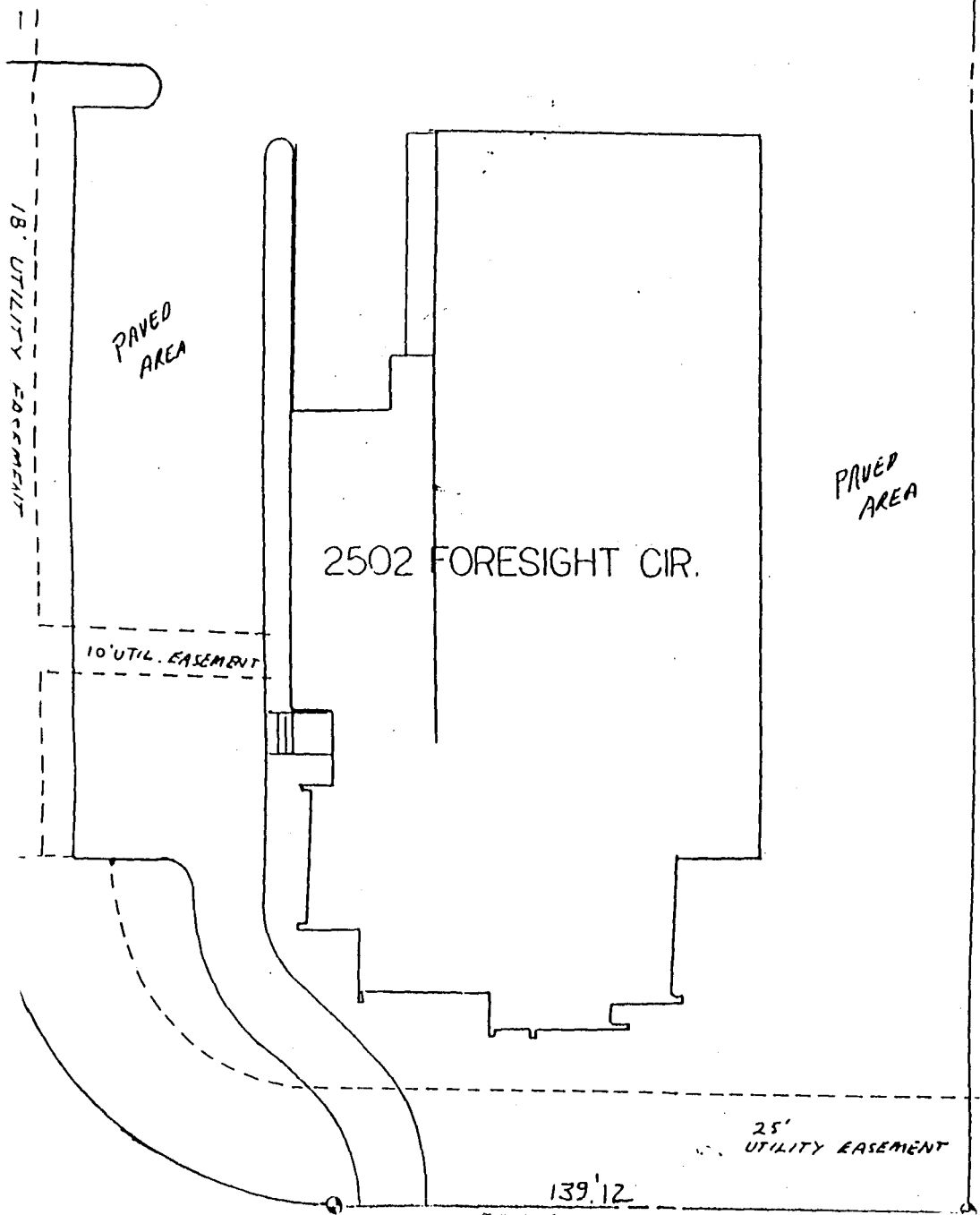
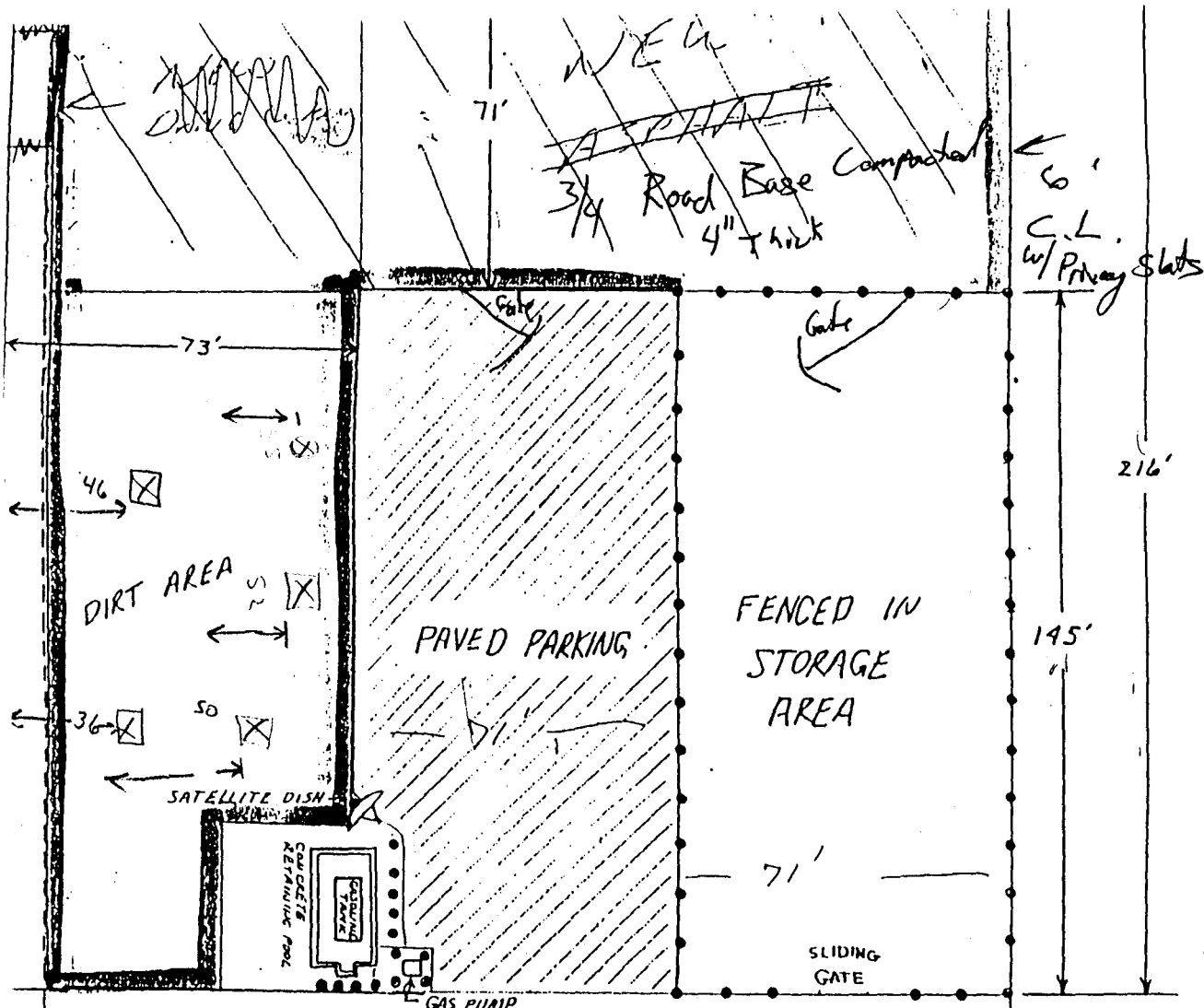
Department Approval Kathleen Porter

Date 4-16-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting	<u>Debbie Overholt</u>		Date <u>4-16-99</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)



485.24'

Revised 4/16/99

TCI
CABLEVISION

SCALE: 1" = 30'

