

Planning \$ <u>Paid</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>69591</u>
FILE # <u>SPR-1999-075</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

Fourth
 BUILDING ADDRESS 202 4th Ave
 SUBDIVISION D&R 6th Railroad Subdivision
Filing 1
 FILING 1 BLK 1 LOT 1
 OWNER Koch Materials
 ADDRESS 202 4th Ave
 TELEPHONE 241-1135
 APPLICANT Koch Materials
 ADDRESS 202 4th Ave
 TELEPHONE 241-1135

TAX SCHEDULE NO. 3945-232-04-001
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 420 sq. ft.
 SQ. FT. OF EXISTING BLDG(S) 12,281 sq. ft.
 NO. OF DWELLING UNITS: BEFORE 6 AFTER 7
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 6 AFTER 7
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Office - Hospital Prod.
 DESCRIPTION OF WORK & INTENDED USE: Install
Office trailer - Office

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✓ 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-2
 SETBACKS: FRONT: 25 from Property Line (PL) or
 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 NO see special cond.
 PARKING REQUIREMENT: no additional
 SPECIAL CONDITIONS: use is temporary for
6 months / Existing landscaping to be healthy
 CENSUS TRACT 8 TRAFFIC ZONE 44 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 Michael Harvett
 Department Approval Lou V. Brown

Date 3/29/99
 Date 4/14/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>			Date <u>4-17-99</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) (Goldened: Utility Association)