

Planning \$ <u>5.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>71576</u>
FILE #

PLANNING CLEARANCE

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

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THIS SECTION TO BE COMPLETED BY APPLICANT

No site plan req'd.

BUILDING ADDRESS 2448 F RD. TAX SCHEDULE NO. 2945-043-01-011
SUBDIVISION Fisher Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 4096 S.F.
OWNER Rocky Mt. Store Dev. NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
ADDRESS P.O. Box 30094 G.J. 81503 CONSTRUCTION
TELEPHONE 263-8150 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
APPLICANT Don Herman USE OF ALL EXISTING BLDGS RETAIL
ADDRESS P.O. Box 30094 G.S. 81503 FINISA DESCRIPTION OF WORK & INTENDED USE: TENANT
TELEPHONE 970-260-8973

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 HO LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL PARKING REQUIREMENT: _____
MAXIMUM HEIGHT _____ SPECIAL CONDITIONS: interior - no change in use or parking
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 9 TRAFFIC ZONE 9 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] Date Aug 3, 1999
Department Approval R.P. Ronnie Edwards Date 8-3-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>8/3/99</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)