

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>68499</u>
FILE # <u>FPP-1997-126</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 2490 F RD (Pellman) **TAX SCHEDULE NO.** 2 945-044-05-001

SUBDIVISION PARKWEST SUBDIVISION **SQ. FT. OF PROPOSED BLDG(S)/ADDITION** —

FILING — **BLK** X **LOT** 2 **SQ. FT OF EXISTING BLDG(S)** —

OWNER WYLIE MILLET **NO. OF DWELLING UNITS: BEFORE** 0 **AFTER** 0

ADDRESS 2681 MAZATLAN DR G.J. 81506 **CONSTRUCTION**

TELEPHONE 245-6145 **NO. OF BLDGS ON PARCEL: BEFORE** 2 **AFTER** 2

CONSTRUCTION

APPLICANT RUH'S CONSTRUCTION **USE OF ALL EXISTING BLDGS** retail/offices

ADDRESS 3069 SUNBEAM CT. G.J. **DESCRIPTION OF WORK & INTENDED USE:** Build out

TELEPHONE 523-1805 TWO OFFICE'S AND RECEPTION DESK

AREA.

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE PC **LANDSCAPING/SCREENING REQUIRED:** YES — NO —

SETBACKS: FRONT: — from Property Line (PL) or **PARKING REQUIREMENT:** —

— from center of ROW, whichever is greater

SIDE: — from PL **REAR:** — from PL **SPECIAL CONDITIONS:** interior work

MAXIMUM HEIGHT — only

MAXIMUM COVERAGE OF LOT BY STRUCTURES — **CENSUS TRACT** — **TRAFFIC ZONE** — **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 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** 1/28/99

Department Approval Ronnie Edwards **Date** 1/28/99

ditional water and/or sewer tap fee(s) are required: YES	NO <input checked="" type="checkbox"/>	W/O No. <u>already pd for this is tenant finish for unit 6 TN 88384</u>
Utility Accounting <u>[Signature]</u>		Date <u>1-28-99</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)