

Planning \$ <u>—</u>	Drainage \$ <u>—</u>
TCP \$ <u>292.80</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>71228</u> <u>712768</u>
FILE # <u>NCU-1999-073</u>

PLANNING CLEARANCE

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

GA

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2580 F. Rd
 SUBDIVISION —
 FILING — BLK — LOT —
 OWNER Gene Sanders
 ADDRESS 2580 F Road.
 TELEPHONE 245-0507
 APPLICANT Gene Sanders
 ADDRESS 2580 F Road
 TELEPHONE 245-0507

TAX SCHEDULE NO. 2945-034-00-194
2945-034-00-066
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200 sq Ft
 SQ. FT. OF EXISTING BLDG(S) 2688 sq Ft
 NO. OF DWELLING UNITS: BEFORE 2 AFTER 2
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS 2 Residential + 1 office + 3 storage
 DESCRIPTION OF WORK & INTENDED USE: Add a 30' x 40'
to existing Building for A Bigger Office + Shop.

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 RSF-4
 SETBACKS: FRONT: 20' from Property Line (PL) or
75' from center of ROW, whichever is greater
 SIDE: 7' from PL REAR: 30' from PL
 MAXIMUM HEIGHT 32'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 35%

LANDSCAPING/SCREENING REQUIRED: YES — NO —
 PARKING REQUIREMENT: —
 SPECIAL CONDITIONS: —
 CENSUS TRACT 10 TRAFFIC ZONE 19 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 Gene Sanders
 Department Approval Mike Pelletier

Date 3-22-99
 Date 4/22/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting <u>Debi Overholt</u>			Date <u>4-26-99</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)