

Planning \$ Pd w/ SPR	Drainage \$ NA
TCP \$ 7800.00	School Impact \$ —


BLDG PERMIT NO. 72368
FILE # FP-1999-203

Pd check #1338
Rcpt 10746
(site plan review, multi-family development, non-residential development)

PLANNING CLEARANCE

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT



BUILDING ADDRESS 2486 F Road

SUBDIVISION Parkwest

FILING _____ BLK _____ LOT 1

OWNER Wylie Miller

ADDRESS 798 Jordanna Road

TELEPHONE 245-6145

APPLICANT same

ADDRESS _____

TELEPHONE _____

TAX SCHEDULE NO. 2445-044-05-003

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10,000

SQ. FT. OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS Commercial

DESCRIPTION OF WORK & INTENDED USE: _____
Construct Commercial Structure

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 PL

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT Per Plan

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

PARKING REQUIREMENT: Per Plan

SPECIAL CONDITIONS: _____

CENSUS TRACT _____ TRAFFIC ZONE _____ 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).

X Applicant's Signature Wylie P. Miller

Department Approval Winter L. [Signature]

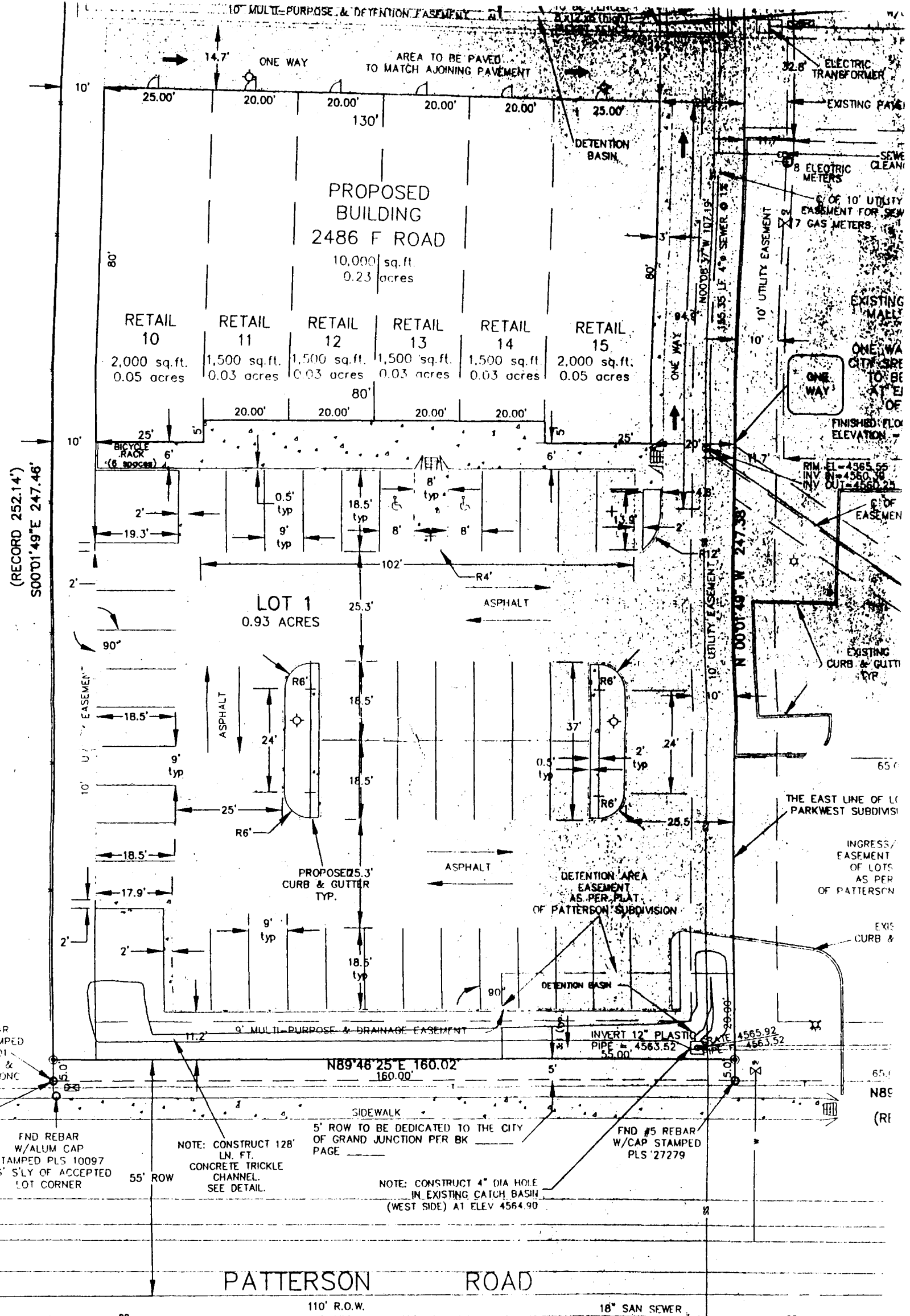
Date 10/18/99

Date 10/18/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>12656</u>
Utility Accounting <u>Dorthe Vanover</u>			Date <u>10/26/99</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)



PRIOR TO ANY
ANYONE DIGGING,
FIELD LOCATE
UTILITIES
AND
NOTIFICATION AT

KA 10/10/99