

Planning \$ <u>0</u>	Drainage \$ <u>87,00</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>72934</u>
FILE # <u>SVP - 1999-235</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

18457-11838 (off)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 902 HWY 50

TAX SCHEDULE NO. 2945 26116 017

SUBDIVISION \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 60 SF

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT OF EXISTING BLDG(S) 1500

OWNER PAUL McNEW

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

ADDRESS 659 29 1/2 RD

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

TELEPHONE 241 2738

USE OF ALL EXISTING BLDGS BUSINESS

APPLICANT Dura Systems Inc

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS BILTIERENBACK 269 VILLAGE LN - G.S. CO

Solarium 6x10

TELEPHONE 245-6898

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 H0

LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_

SETBACKS: FRONT: 65 from Property Line (PL) or  
65 from center of ROW, whichever is greater

PARKING REQUIREMENT: no extra added

SIDE: 15' from PL REAR: 15' from PL

SPECIAL CONDITIONS: landscape as approved

MAXIMUM HEIGHT 65'

on site plan, fence permit required.

MAXIMUM COVERAGE OF LOT BY STRUCTURES 35%

CENSUS TRACT 13 TRAFFIC ZONE 80 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 William Trefenbach

Date 11/9/99

Department Approval Peter Paul

Date 11-12-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting <u>Dotie Parover</u>			Date <u>11-12-99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

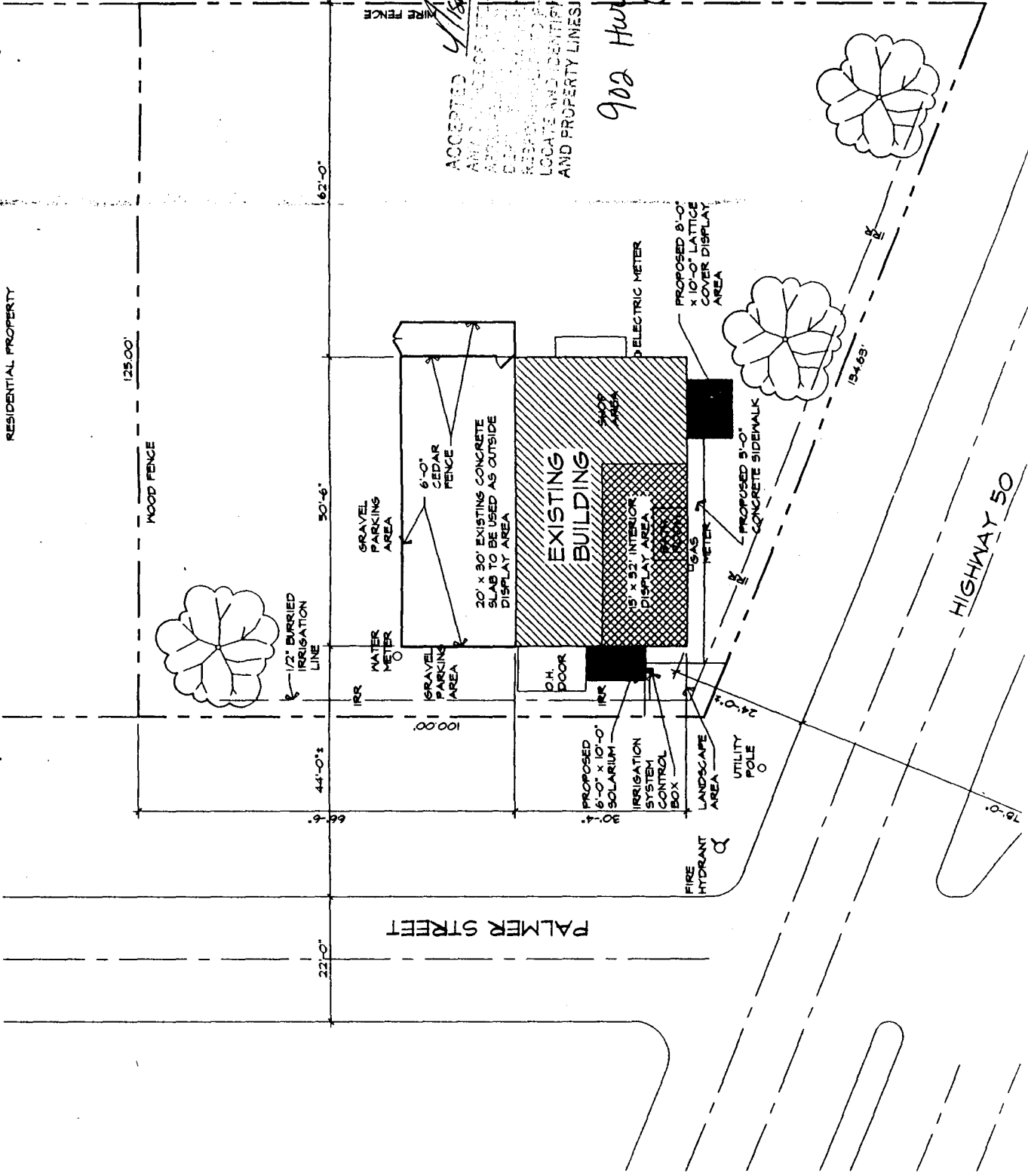
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

RESIDENTIAL PROPERTY



ACCEPTED *Yusei Inagaki 11/12*  
 ALL CONSTRUCTION WORKS MUST  
 APPROVE ALL PERMITS AND PLANNING  
 DEPARTMENT AND CITY ENGINEER'S  
 APPROVALS BEFORE ANY WORK BEGINS  
 LOCATE AND IDENTIFY BASEMENTS  
 AND PROPERTY LINES!

*902 Hwy 50*

RESIDENTIAL PROPERTY

PALMER STREET

HIGHWAY 50