

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

BLDG PERMIT NO. <u>71473</u>
FILE # <u>—</u>

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

*No site plan needed  
PSM*

*(Signature)*

19776-12662

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2707 Hwy 50

TAX SCHEDULE NO. 2945-252-00-117

SUBDIVISION —

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

FILING — BLK — LOT —

SQ. FT OF EXISTING BLDG(S) (20,000)

OWNER WAGNER EA

NO. OF DWELLING UNITS: BEFORE — AFTER —  
CONSTRUCTION

ADDRESS 805 W. 39th AVE

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2  
CONSTRUCTION

TELEPHONE 970-245-6546

USE OF ALL EXISTING BLDGS Army Office & Storage/Equip.

APPLICANT Same

DESCRIPTION OF WORK & INTENDED USE: Office w/ Equipment Storage/Rental

ADDRESS Same

TELEPHONE Same

✓ 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: — from Property Line (PL) or — from center of ROW, whichever is greater

PARKING REQUIREMENT: —

SIDE: — from PL REAR: — from PL

SPECIAL CONDITIONS: (one exterior door)

MAXIMUM HEIGHT —

interior counters - no change in parking requirements.

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

CENSUS TRACT 13 TRAFFIC ZONE 8to 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 E. Rojas

Date 5-27-99

Department Approval Ronnie Edwards

Date 5-27-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Wockguse</u>
Utility Accounting <u>Rotter Vanover</u>			Date <u>5/29/99</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)