

Planning \$ <u>PA w/fee</u>	Drainage \$ <u>    </u>
TCP \$ <u>    </u>	School Impact \$ <u>    </u>

BLDG PERMIT NO. <u>69854</u>
FILE # <u>COU-1999-04.02</u>

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

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THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2678 US Hwy 50

SUBDIVISION     

FILING      BLK      LOT     

OWNER Vera Gilbert

ADDRESS 703 Bunker Dr (cont) Jet

TELEPHONE     

APPLICANT Wizzards Endeavors <sup>William Eichenbrot</sup>

ADDRESS 2923 North Ave #5

TELEPHONE 970 245-4631

TAX SCHEDULE NO. 2945-261-00-006

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

SQ. FT. OF EXISTING BLDG(S) est. 1200 sq ft

NO. OF DWELLING UNITS: BEFORE      AFTER     

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE      AFTER     

CONSTRUCTION

USE OF ALL EXISTING BLDGS yes

DESCRIPTION OF WORK & INTENDED USE: Sec Addendum

Retail Sales - Shipping/Util.

Services

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

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

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

MAXIMUM HEIGHT     

MAXIMUM COVERAGE OF LOT BY STRUCTURES     

LANDSCAPING/SCREENING REQUIRED: YES      NO     

PARKING REQUIREMENT:     

SPECIAL CONDITIONS:     

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 [Signature] Date 3-26-99

Department Approval Mike Pelletier Date 4/23/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	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)