

|                         |                              |
|-------------------------|------------------------------|
| Planning \$ <u>    </u> | Drainage \$ <u>    </u>      |
| TCP \$ <u>    </u>      | School Impact \$ <u>    </u> |

*GA*

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>69342</u> |
| FILE # <u>SPR-1999-037</u>   |

038

**PLANNING CLEARANCE**

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

**Grand Junction Community Development Department**

*Brakke Window*

THIS SECTION TO BE COMPLETED BY APPLICANT

03  
2945-134-00-021

BLDG ADDRESS 1921 E-70 BUSINESS LOOP

TAX SCHEDULE NO. 0005-00037-70

SUBDIVISION     

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1024 SQ'

FILING      BLK      LOT     

SQ. FT. OF EXISTING BLDG(S) 10,980 SQ'

(1) OWNER JAN & SANDY KLINGER

NO. OF DWELLING UNITS

BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 332 QUAIL DR. G.J.

NO. OF BLDGS ON PARCEL

BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (970) 242-8480

(2) APPLICANT JAN & SANDY KLINGER

USE OF ALL EXISTING BLDGS RETAIL-STORAGE-MANF.

(2) ADDRESS 332 QUAIL DR. G.J.

DESCRIPTION OF WORK & INTENDED USE: MATERIAL

(2) TELEPHONE (970) 242-8480

STORAGE TO IMPROVE PRODUCT FLOW  
Addition to Existing Bld.

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 C-2

Landscaping / Screening Required: YES      NO X

SETBACKS: Front 55 from Property Line (PL) or      from center of ROW, whichever is greater

Parking Req'mt No

Side 0 from PL Rear 0 from PL

Special Conditions:     

Maximum Height 40

Maximum coverage of lot by structures     

Census Tract 8 Traffic Zone 55 Annx #     

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 G.J. 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 *Jan Klinger* Date 1-28-99

Department Approval *Mike Bellini* Date 3/10/99

Additional water and/or sewer tap fee(s) are required: YES      NO X W/O No.     

Utility Accounting *K Duncan* Date 3/12/99

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)