

Planning \$ P ⁵ W/ SPR	Drainage \$ -0-
TCP \$ P ¹⁰ (610)	School Impact \$ NA

BLDG PERMIT NO. 73076
FILE # SPR-1997-118

RECEIPT #10914

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2375 Leland</u>	TAX SCHEDULE NO. <u>2945-054-04-001</u>
SUBDIVISION <u>Kelley's</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>50X50</u>
FILING _____ BLK _____ LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>10,000</u>
(1) OWNER <u>HAROLD WOOLARD</u>	NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) ADDRESS <u>2631 Central Dr.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>970-245-5405</u>	
(2) APPLICANT <u>SAME</u>	USE OF ALL EXISTING BLDGS <u>Manufacturing</u>
(2) ADDRESS _____	DESCRIPTION OF WORK & INTENDED USE: _____
(2) TELEPHONE _____	<u>Existing Addition (PREVIOUSLY CONSTRUCTED WITHOUT A PERMIT)</u>

✓ 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 <u>C-2</u>	Landscaping / Screening Required: YES <u>X</u> NO _____
SETBACKS: Front _____ from Property Line (PL) or <u>25'</u> from center of ROW, whichever is greater	Parking Req't <u>PER SITE PLAN SPR-97-118</u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Special Conditions: <u>BUILDING SHALL NOT BE OCCUPIED UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED.</u>
Maximum Height _____	Census Tract <u>9</u> Traffic Zone <u>6</u> Annx # _____
Maximum coverage of lot by structures _____	

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 Harold Woolard Date 6-17-97

Department Approval Bill Nehls Date 11-22-99

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

Utility Accounting Aura Date 11/23/99 - 17214-11066

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)