

Planning \$ <u>—</u>	Drainage \$ <u>—</u>
TCP \$ 4,725.00	School Impact \$ <u>—</u>

BLDG PERMIT NO. 70294 <u>70294</u>
FILE # <u>FP-1999-055</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

YA

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2586 ^F ~~Patterson~~ Road
 SUBDIVISION H: Fashion Fabrics
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-034-18-002
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6,750
 SQ. FT. OF EXISTING BLDG(S) 11,250

OWNER AVJV Enterprises LTD
 ADDRESS 2586 Patterson Rd
 TELEPHONE 242-1890

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Retail Fabric Sales

APPLICANT Ford Construction Co Inc.
 ADDRESS 714 Arrowest Rd GJ
 TELEPHONE 245-9343

DESCRIPTION OF WORK & INTENDED USE: Retail Fabric Sales

✓ *Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

NE PB
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT Per Plan
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: Per Plan
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 10 TRAFFIC ZONE 19 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 Kelby Ford
 Department Approval Mike Pelletier

Date 6/17/99
 Date 6/2/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>	Date <u>6/17/99</u>

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

(White: Planning) (Yellow: City Engineer) (Blue: Building Department) (Green: Public Works) (Red: Community Development Department)