

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

(E4)

BLDG PERMIT NO. <u>72614</u>
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 415 Pitkin Ave
 SUBDIVISION City
 FILING — BLK 147 LOT 445
 OWNER Doug Hind
 ADDRESS 5470 Marshall St.
Arvada, Co 8002
 TELEPHONE 1-800-346-6913
 APPLICANT Greensleeves Home Imp.
 ADDRESS 471 Grand Valley Dr
 TELEPHONE 434-1958

TAX SCHEDULE NO. 2945-143-39-002
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 300'
 SQ. FT. OF EXISTING BLDG(S) 2000
 NO. OF DWELLING UNITS: BEFORE 0 AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER —
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Commercial
 DESCRIPTION OF WORK & INTENDED USE:
Cover existing slab for
& loading dock 12'x25'

* 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 ~~Commercial~~ I-1
 SETBACKS: FRONT: ~~30'~~ from Property Line (PL) or
— from center of ROW, whichever is greater
 SIDE: 20' from PL REAR: 35' from PL
 MAXIMUM HEIGHT ~~30'~~
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 300

LANDSCAPING/SCREENING REQUIRED: YES — NO X
 PARKING REQUIREMENT: none
 SPECIAL CONDITIONS: none
no change in use - not to be enclosed
 CENSUS TRACT 8 TRAFFIC ZONE 44 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 10/27/99
 Department Approval [Signature] Date 10-27-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no reuse</u>
Utility Accounting <u>[Signature]</u>			Date <u>10/27/99</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)