

Planning \$ <u>PA of SPR</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>68915</u>
FILE # <u>SPR-1999-068</u>

PLANNING CLEARANCE

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

9

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2145 River Road

SUBDIVISION

FILING BLK LOT

OWNER City of Grand Junction

ADDRESS 2145 River Road

TELEPHONE 244-1490

APPLICANT Frank Preuss

ADDRESS 917 Main Street

TELEPHONE 241-1903

TAX SCHEDULE NO. 2697-363-00-941

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1140

SQ. FT. OF EXISTING BLDG(S) 7280

NO. OF DWELLING UNITS: BEFORE 0 AFTER

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 11 AFTER 11

CONSTRUCTION

USE OF ALL EXISTING BLDGS Sewer Treatment

DESCRIPTION OF WORK & INTENDED USE: Laboratory Expansion

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 I-1

SETBACKS: FRONT: 35 from Property Line (PL) or 0 from center of ROW, whichever is greater

SIDE: 0 from PL REAR: 0 from PL

MAXIMUM HEIGHT 65

MAXIMUM COVERAGE OF LOT BY STRUCTURES

LANDSCAPING/SCREENING REQUIRED: YES NO existing

PARKING REQUIREMENT: existing

SPECIAL CONDITIONS:

CENSUS TRACT 9 TRAFFIC ZONE 8 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 Ronnie Edwards Date 3/19/99

Department Approval Kathleen M. Parker Date 3/18/99

Additional water and/or sewer tap fee(s) are required: YES	NO <input checked="" type="checkbox"/>	W/O No. <u> </u>
Utility Accounting <u>Checkered</u>	Date <u>3-19-99</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)