

Planning \$ Pd.	Drainage \$ —
TCP \$ 2,588.00	School Impact \$ —

Ex

BLDG PERMIT NO. 72508
FILE # SPR-1999-205

**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 716 Scarlet TAX SCHEDULE NO. 2701-313-09-008

SUBDIVISION Harutan Westgate Minor Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5000 ft<sup>2</sup>

FILING 1 BLK     LOT 1 SQ. FT OF EXISTING BLDG(S) 0

OWNER Bruce & Karen Nunes NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 716 Scarlet CONSTRUCTION

TELEPHONE 243-4642 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

CONSTRUCTION

APPLICANT Chris McCallum / TPI USE OF ALL EXISTING BLDGS NA

ADDRESS 570 S. Westgate DESCRIPTION OF WORK & INTENDED USE: Retail catalogue store

TELEPHONE 243-4642 Business to business 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

ZONE I-1 LANDSCAPING/SCREENING REQUIRED: YES  NO

SETBACKS: FRONT: 25' from Property Line (PL) or from center of ROW, whichever is greater

SIDE: 0' from PL REAR: 0' from PL PARKING REQUIREMENT: 19 + 1 H.C. = 20

MAXIMUM HEIGHT 65' SPECIAL CONDITIONS: "as built" volume certification for retention basin required prior to CofO.

MAXIMUM COVERAGE OF LOT BY STRUCTURES     CENSUS TRACT 9 TRAFFIC ZONE 7 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 Chris McCallum Date 8-9-99

Department Approval Lori V. Bowen Date 10-4-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>12668</u>
Utility Accounting	<u>Dotter / Anover</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)