

Planning \$	—	Drainage \$	—
TCP \$	400	School Impact \$	—

BLDG PERMIT NO. <u>70276</u>
FILE # <u>SPR-1999-111</u>

PLANNING CLEARANCE

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

(Signature)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 735 South Ave

TAX SCHEDULE NO. 2945-144-44-970

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720

FILING _____ BLK 159 LOT 11, 12, 14
& 1/2 LOT 15

SQ. FT. OF EXISTING BLDG(S) 2937

OWNER PARTNERS, INC.

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

ADDRESS 735 South Ave.

TELEPHONE 245-5555

USE OF ALL EXISTING BLDGS OFFICE

APPLICANT _____

DESCRIPTION OF WORK & INTENDED USE: ADDN.

ADDRESS _____

OF 12'x60' MODULAR

TELEPHONE _____

OFFICE BUILDING

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

Water use for heating & cooling only - no drains or bathroom

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

SETBACKS: FRONT: _____ from Property Line (PL) or
25 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL

PARKING REQUIREMENT: See Plan

SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT 65

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

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 Ray Coca

Date 4/27/99

Department Approval Mike Pelletier

Date 5/20/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debbi Overholt</u>			Date <u>5/20/99</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)