

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

BLDG PERMIT NO. <u>72346</u>
FILE # <u> </u>

EX

PLANNING CLEARANCE

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

Grand Junction Community Development Department

48202-431

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 850 S. ~~9TH STREET~~ ^{Avenue}
 SUBDIVISION 0
 FILING BLK 151 LOT 17,18

TAX SCHEDULE NO. 294514440101
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 SQ. FT. OF EXISTING BLDG(S)

OWNER PAM BENSON
 ADDRESS 781 JADE LN
 TELEPHONE 241-5363

NO. OF DWELLING UNITS: BEFORE AFTER
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS TIRE & TEXTILE

APPLICANT PRECISION METAL FINISHING
 ADDRESS 575 CRAWFORD LN PK. FINISHING
 TELEPHONE 970-464-7876

DESCRIPTION OF WORK & INTENDED USE: METAL
CUR EQ 2

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: from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: from PL REAR: from PL
 MAXIMUM HEIGHT
 MAXIMUM COVERAGE OF LOT BY STRUCTURES

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: (no change)
 SPECIAL CONDITIONS: Interior only (5,000 sq ft)
- FIRE DEPT. SIGN OFF REQUIRED
- PERMITS SIGN OFF REQUIRED
 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 *V. J. Spence* Date 10/7/99
 Department Approval *Bill Kelle* Date 10.7.99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u><i>Joe R/TB</i></u>		Date <u>10/7/99</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)