

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

EX

BLDG PERMIT NO. <u>72849</u>
FILE #

7123-11007

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 766 Valley Ct.
 SUBDIVISION Valley West
 FILING III BLK _____ LOT 19

TAX SCHEDULE NO. 2697-361-03-009
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 875#
 SQ. FT OF EXISTING BLDG(S) _____

OWNER Basin Western, Inc.
 ADDRESS 766 Valley Ct.
Co. St., Co. 81505
 TELEPHONE 243-3459

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT Construction Services
 ADDRESS 226 30 Rd, G.J., Co 81503
 TELEPHONE 434-8041

USE OF ALL EXISTING BLDGS _____
 DESCRIPTION OF WORK & INTENDED USE: _____

Canopy over Fueling Island

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 X

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

PARKING REQUIREMENT: 0

SPECIAL CONDITIONS: 0

MAXIMUM HEIGHT 65'

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 15 TRAFFIC ZONE 01 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]
 Department Approval [Signature]

Date 10-4-99
 Date 10-4-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>✓</u>	W/O Fee <u>(No chg in use canopy only)</u>
Utility Accounting <u>Marshall - Cal</u>	Date <u>10-4-99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

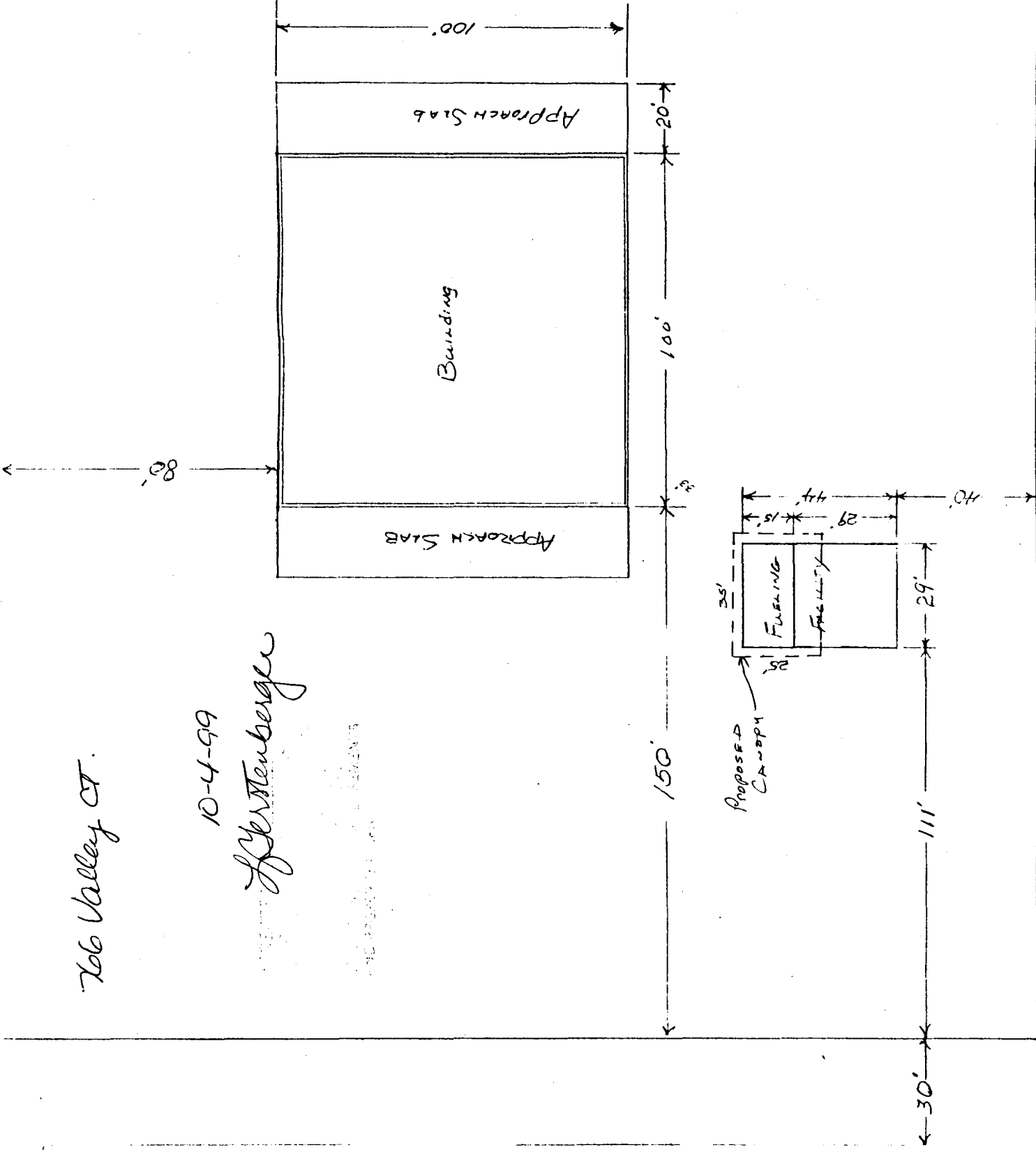
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

766 Valley St.

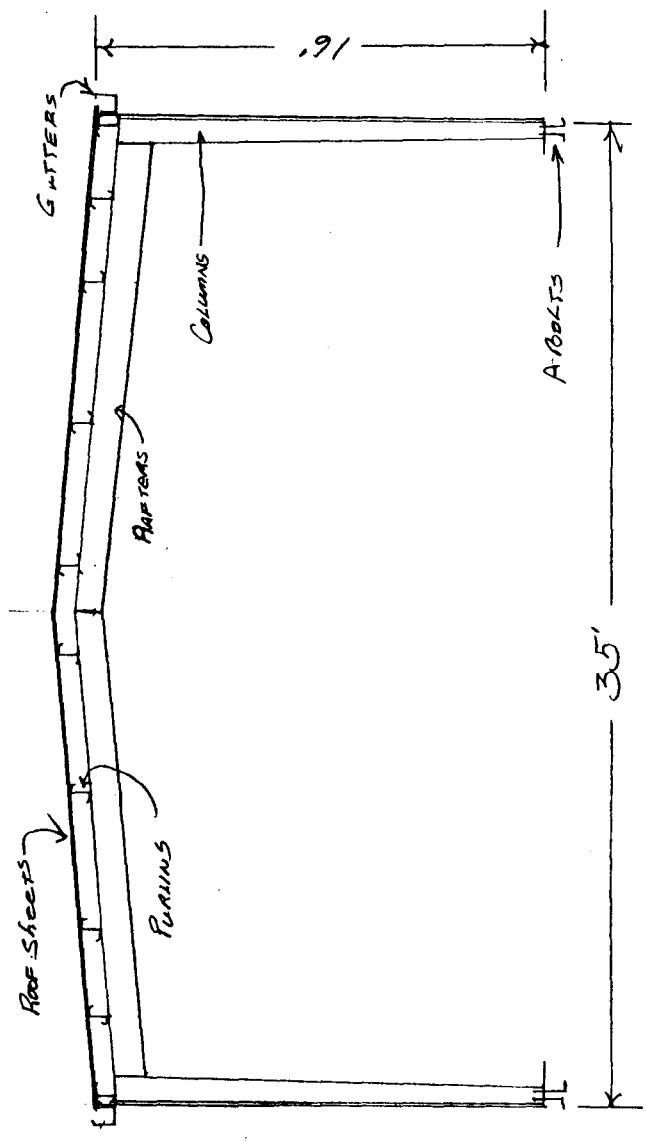
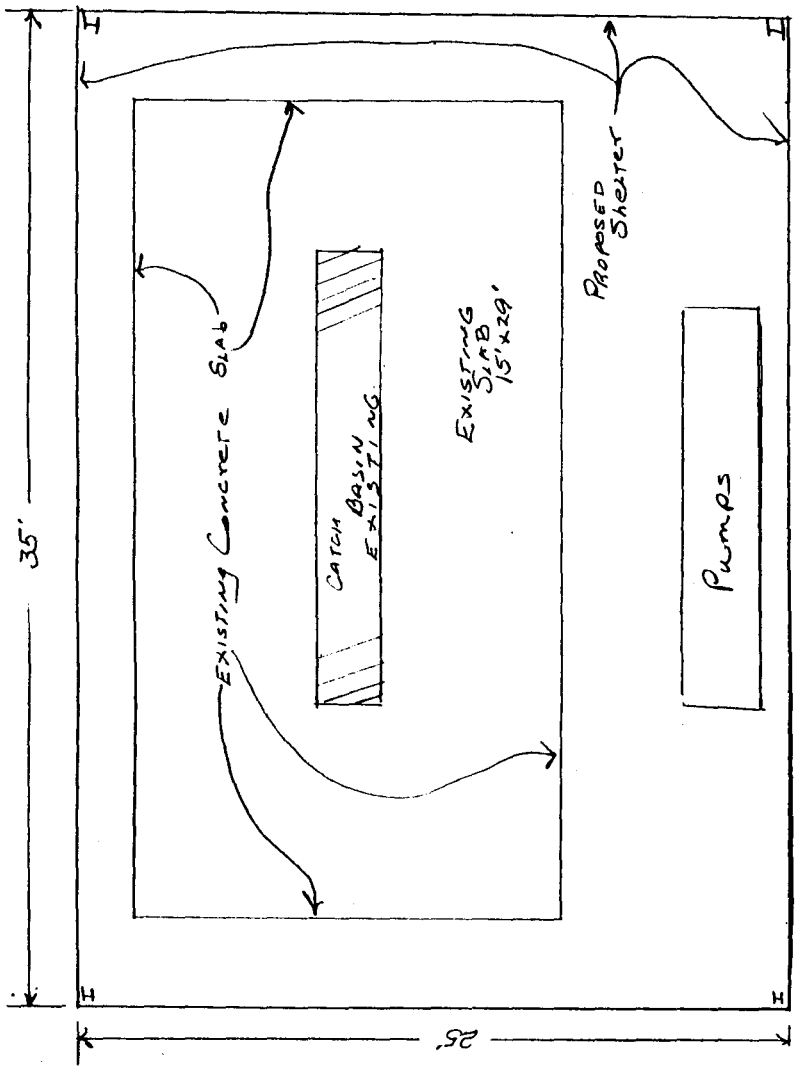
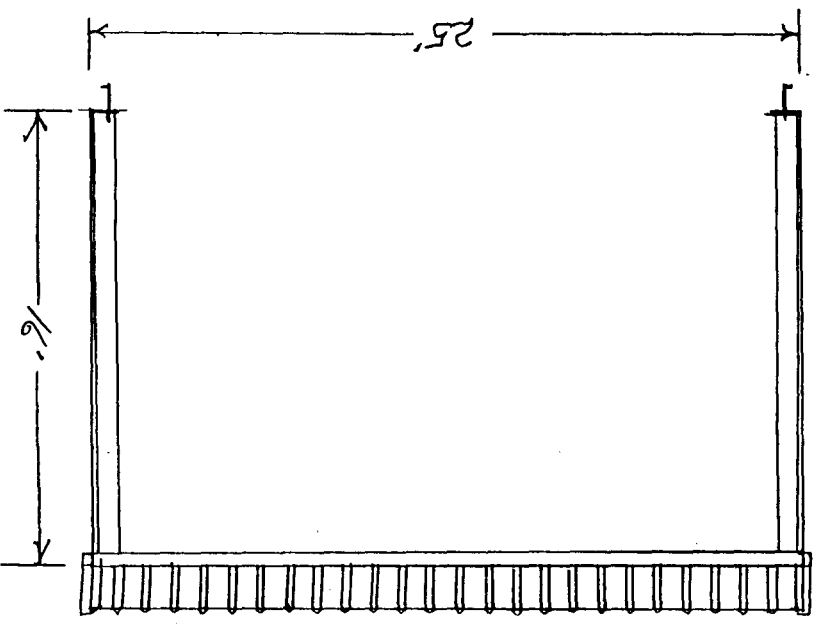
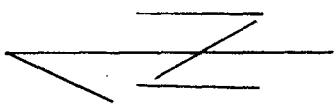
10-4-99

H. Stemberger

THE PROPERTY IS OWNED BY



6'15"



BASIN WESTERN, INC., 766 VALLEY CT
 FUELING ISLAND CANOPY
 CONSTRUCTION SERVICES
 ELEVATIONS & PLAN VIEW
 SCALE 3/16" = 1'
 DRAWN BY N-RI-ND