

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

BLDG PERMIT NO. <u>75191</u>
FILE #

### 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 615 S. 15th / 711 S. 15th TAX SCHEDULE NO. 2945-242-12-030  
 SUBDIVISION Boise Cascade Resub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0 \$ 031  
 FILING      BLK      LOT 1 & 2 SQ. FT OF EXISTING BLDG(S) 130,680 \$ 93,654 \$  
 OWNER Boise Cascade Bldg Mat'l's NO. OF DWELLING UNITS: BEFORE      AFTER       
 ADDRESS 615 S. 15th CONSTRUCTION  
 TELEPHONE 244-8301 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 APPLICANT Parkerson Construction USE OF ALL EXISTING BLDGS Storage office/warehouse  
 ADDRESS 710 S. 15th (stave) DESCRIPTION OF WORK & INTENDED USE: no change - sewer line work only.  
 TELEPHONE 242-8134

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-2 LANDSCAPING/SCREENING REQUIRED: YES      NO X  
 SETBACKS: FRONT:      from Property Line (PL) or      from center of ROW, whichever is greater  
 SIDE:      from PL REAR:      from PL PARKING REQUIREMENT: no change  
 MAXIMUM HEIGHT      SPECIAL CONDITIONS: no change - sewer line replacements  
 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 Laura L Hartman Date 5-10-00  
 Department Approval Ronnie Edwards Date 5-10-00

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>13093</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/10/00</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)

Choice Hotel/Internet 711 S. 15th 245-3200