

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

BLDG PERMIT NO. <u>74039</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 712 Arrowest Rd
 SUBDIVISION Arrowest Comm. Sub
 FILING — BLK 1 LOT 18

TAX SCHEDULE NO. 2701-314-01-018
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 SQ. FT. OF EXISTING BLDG(S) —

OWNER TAD Partners
 ADDRESS 2511 Belford Av.
 TELEPHONE —

NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT Qualcus Woodcrafting
 ADDRESS 712 Arrowest Rd
 TELEPHONE 263-7311

USE OF ALL EXISTING BLDGS manufacturing
 DESCRIPTION OF WORK & INTENDED USE: Wood working

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 - no change in use
 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 Thomas A. Wolff Date 2-2-00
 Department Approval Connie Edwards (Patrol) Date 2-2-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting <u>Debi Oberholt</u>			Date <u>2/2/00</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)