

Planning \$ <u>10⁻</u>	Drainage \$ <u>300⁰⁰</u>
TCP \$ <u>305⁰⁰</u>	School Impact \$

BLDG PERMIT NO. <u>70403</u>
FILE # <u>SPR-95-94</u>

PLANNING CLEARANCE

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

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 714 Arrowest Rd
 SUBDIVISION Arrowest Comm.
 FILING - BLK 1 LOT 17
 OWNER Magnum Elect.
 ADDRESS 714 Arrowest Rd.
 TELEPHONE 243-6655
 APPLICANT Ford Construction
 ADDRESS 714 Arrowest Rd
 TELEPHONE 245-9343

TAX SCHEDULE NO. 2701-314-D1-023
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1250[#]
 SQ. FT OF EXISTING BLDG(S) 5933[#]
 NO. OF DWELLING UNITS: BEFORE - AFTER -
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Const. Busn/Office
 DESCRIPTION OF WORK & INTENDED USE: new storage area

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: 25 from Property Line (PL) or 0 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL
 MAXIMUM HEIGHT 65'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 100%

LANDSCAPING/SCREENING REQUIRED: YES - NO -
 PARKING REQUIREMENT: -
 SPECIAL CONDITIONS: -
 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 Nancy Anderson Date 1-24-00
 Department Approval Bonnie Edwards (Pat Cecil) Date 1-24-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO chg in use</u>
Utility Accounting	<u>CM Cole</u>		Date <u>1/24/00</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)