

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

Ken 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

TAX SCHEDULE NO. 2701-314-D1-023
SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1250[#]
SQ. FT OF EXISTING BLDG(S) 5933[#]

OWNER Magnum Elect.
ADDRESS 714 Arrowest Rd.
TELEPHONE 243-6655

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

APPLICANT Ford Construction
ADDRESS 714 Arrowest Rd
TELEPHONE 245-9343

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

ONE 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

LANDSCAPING/SCREENING REQUIRED: YES - NO -

PARKING REQUIREMENT: -

SPECIAL CONDITIONS: -

MAXIMUM HEIGHT 65'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 100% 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 Date 1-24-00
(Pat Cecil)

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)