

Planning \$ <u>PdW/SPR</u>	Drainage \$
TCP \$ <u>#850</u>	School Impact \$

BLDG PERMIT NO. <u>76063</u>
FILE # <u>SPR-2000-060</u>

PLANNING CLEARANCE

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

ex

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 719 Arrowst Ct.

TAX SCHEDULE NO. 2701-314-01-007

SUBDIVISION Arrowst Commercial Sub.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5600 ft²

FILING _____ BLK _____ LOT 7

SQ. FT OF EXISTING BLDG(S) 6000 ft²

OWNER Power Motive Corp / Bill Blount

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 719 Arrowst Ct. G.J. CO

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

TELEPHONE 970/241-1550

USE OF ALL EXISTING BLDGS Office/shop/Warehouse

APPLICANT Jason Parsons / J. Dyer Construction, Inc.

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 2335 Interstate Ave G.J. CO

Construct 5600ft² office/shop onto

TELEPHONE 970/245-8610

existing building (enclose existing wash bay)

✓ 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 _____

SETBACKS: FRONT: 25 from Property Line (PL) or
from center of ROW, whichever is greater
SIDE: 0 from PL REAR: 0 from PL

PARKING REQUIREMENT: 6 SATISFIED.

MAXIMUM HEIGHT 45'

SPECIAL CONDITIONS: N/A

MAXIMUM COVERAGE OF LOT BY STRUCTURES n/a

CENSUS TRACT 16 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 [Signature]

Date 3/27/2000

Department Approval [Signature]

Date 6/8/00

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No
Utility Accounting <u>[Signature]</u>			Date <u>7-17-00</u>

PU 7/17

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) (Green: Utility)