Planning \$ Pd.	Drainage \$ 1, 231.80
TCP\$ 800.00	School Impact \$ —

BLDG PERMIT NO. 76071 FILE # 5PR - 2000 - 136

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT SE

SUBDIVISION BERGUIN MINOR SUBDIVISION FILING BLK LOT 3 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000 P SET EXAMPLE SECTION 30 P SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000 P SET EXAMPLE SECTION 30 P SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000 P SET EXAMPLE SECTION 30 P SET	BUILDING ADDRESS 2809 BUNITING AVE	TAX SCHEDULE NO. 2943-073-31-004	
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CONSTRUCTION ADDRESS 755 D LALD WGCLC TELEPHONE 970-243-7789 APPLICANT ALL AROUND CONSTRUCTION DESCRIPTION OF WORK & INTENDED USE: SINGLE STREY ADDRESS 544 14RD LOMA DEFICE BUILD WIND FRANK, STREAM TELEPHONE 970-858-0927 Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO SUBMITTAL STREAM TOME C-I LANDSCAPING/SCREENING REQUIRED: YES V NO SETBACKS: FRONT: 5 from Property Line (PL) or from center of ROW, whichever is greater SIDE: 0 from PL REAR: 10 from PL MAXIMUM HEIGHT 40 MAXIMUM COVERAGE OF LOT BY STRUCTURES CENSUS TRACT 6 TRAFFIC ZONE 28 ANNX 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 30). 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 probled or guaranteed prior to issuance of a Planning Clearance. All other required site improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be objected or guaranteed prior to issuance of a Planning Clearance. All other required by this permit shall be maintained in an acceptable and healthy 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. Ihereby 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 comp	FILING BLK LOT 2	SQ. FT OF EXISTING BLDG(S)	
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ADDRESS \$\frac{14 \text{RD}}{970} \text{LOMA}\$ \[\text{OFFICE Build Wind Frame, Sterica}{\text{STLKCO}}\$ TELEPHONE \$\frac{970}{970} \text{-858} \text{-0927}{\text{7}} \text{Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.} \[SUBMITTAL REQUIREMENT STAFF TO THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF TO THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF TO THE SECTION TO BE COMPLETED BY COMPLE		USE OF ALL EXISTING BLDGS	
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ZONE	TELEPHONE 970-858-0927	•	
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SETBACKS: FRONT: 15	** THIS SECTION TO BE COMPLETED BY COMM	IUNITY DEVELOPMENT DEPARTMENT STAFF 13	
from center of ROW, whichever is greater SIDE:	zone <u>C-l</u>	LANDSCAPING/SCREENING REQUIRED: YES V_NO	
MAXIMUM COVERAGE OF LOT BY STRUCTURES CENSUS TRACT TRAFFIC ZONE 28 ANNX 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 Date 8-22-00 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1334/	SETBACKS: FRONT: 15' from Property Line (PL) or from center of ROW, whichever is greater SIDE: 0 from PL REAR: 10' from PL	^ '	
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Additional water and/or sewer tap fee(s) are required: YES NO W/O No. /334/	Applicant's Signature the discounting of the discou	Date 1-27-00	
	Department Approval V. Tomer	Date 8-22-00	
Utility Accounting Date 8/24/00	Additional water and/or sewer tap fee(s) are required: YES	NO WONO. 1334/	
	Utility Accounting	Date 8/22/00	

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)