

Planning \$ 10.00	Drainage \$ —
TCP \$ —	School Impact \$ —

BLDG PERMIT NO. 73512
FILE # FPP-1997-126

### PLANNING CLEARANCE

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

ET

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 248 1/2 F ROAD #13 TAX SCHEDULE NO. 2945-044-05-003  
SUBDIVISION PARKWEST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1 SQ. FT. OF EXISTING BLDG(S) 10,000  
(1) OWNER Wylie Miller NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION  
(1) ADDRESS 798 Jordana  
(1) TELEPHONE 245-6145 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION  
(2) APPLICANT Constructors West USE OF ALL EXISTING BLDGS Commercial  
(2) ADDRESS 2818 1/2 NORTH AVE DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE 241-5457 tenant finish/#13

✓ 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 PC Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt PAID  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: JAN 18 2000  
Maximum Height \_\_\_\_\_ TB  
Maximum coverage of lot by structures \_\_\_\_\_ Genus Tract 9 Traffic Zone 4 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 G.J. 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 1-11-00  
Department Approval [Signature] Date 1-12-00  
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_  
Utility Accounting [Signature] Date 1/18/00

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)