

Planning \$ <u>5.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>77950</u>
FILE #

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2532 F Road TAX SCHEDULE NO. 2945-033-11-004
 SUBDIVISION Joresight Office Park Unit 12 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1274
 FILING 2 BLK 3 LOT 7 SQ. FT. OF EXISTING BLDG(S) 9500
 (1) OWNER Wylie B Miller NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS 798 Jordanna
 (1) TELEPHONE 245-6145 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 CONSTRUCTION
 (2) APPLICANT Constructors West, Inc USE OF ALL EXISTING BLDGS General Office
 (2) ADDRESS 2818 1/2 North Ave DESCRIPTION OF WORK & INTENDED USE: _____
 (2) TELEPHONE Grand Jet, CO 81501 Tenant Finish - Unit 12

✓ 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 T-1 Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front 15 from Property Line (PL) or _____
 _____ from center of ROW, whichever is greater Parking Req'mt Per Plan
 Side 5 from PL Rear 10 from PL Special Conditions: _____
 Maximum Height 10
 Maximum coverage of lot by structures _____ Census Tract 10 Traffic Zone 24 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 Katy Zambrano Date 12-6-00
 Department Approval Y. Shu Mason Date 12/11/00
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Wabi Overholt Date 12-6-00

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)