

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

BLDG PERMIT NO. <u>77949</u>
FILE # <u>SPR-2000-110</u>

## PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

*6x31*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2532 F. Road TAX SCHEDULE NO. 2945-033-11-004  
 SUBDIVISION Foresight Office Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1276  
 FILING 2 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) 9500  
 (1) OWNER Wylie Miller NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION  
 (1) ADDRESS 798 Jordana  
 (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 241-5457 Tenant Finish - Unit 11

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 15 from Property Line (PL) or Parking Req't Per Plan  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5 from PL Rear 10 from PL Special Conditions: \_\_\_\_\_  
 Maximum Height 40  
 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 Kate Zambrano Date 12-6-00  
 Department Approval Asue Hagon Date 12/6/00  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_  
 Utility Accounting Bill 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)