

Commercial County Zoning -

Planning \$	N/C	Drainage \$	-
TCP \$	-	School Impact \$	-

BLDG PERMIT NO.	74426
FILE #	County

PLANNING CLEARANCE

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

for City Sewer Connection only

THIS SECTION TO BE COMPLETED BY APPLICANT

747-23 1/2 Rd

BUILDING ADDRESS 2336 Interstate Ave. TAX SCHEDULE NO. 2701-323-00-091

SUBDIVISION none SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 0

OWNER ~~Mary Schmitt~~ J. R. Arnoth NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 747 23 1/2 Rd NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0

TELEPHONE 245-1000 USE OF ALL EXISTING BLDGS none

APPLICANT Rocky Arnoth DESCRIPTION OF WORK & INTENDED USE: open storage

ADDRESS 2669 Paradise Dr. 81506 area - (gravel & fenced) -

TELEPHONE 245-1000

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

County ZONE C

LANDSCAPING/SCREENING REQUIRED: YES NO

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

PARKING REQUIREMENT:

MAXIMUM HEIGHT

SPECIAL CONDITIONS: Annexation will occur when improvements (blg) are done

MAXIMUM COVERAGE OF LOT BY STRUCTURES

CENSUS TRACT 9 TRAFFIC ZONE 6 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 Rocky Arnoth

Date 3/23/00

Department Approval Ronnie Edwards

Date 3-23-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12962</u>
Utility Accounting	<u>T. Bousley</u>		Date <u>3/23/00</u>

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)