

ing \$	Drainage \$
rCP \$	School Impact \$

BLDG PERMIT NO.	74359
FILE #	FP-1999-206

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 364 West Ridge Blvd TAX SCHEDULE NO. 2945-201-00-171
 SUBDIVISION Redlands Mesa SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24 x 60
 FILING - BLK - LOT - SQ. FT OF EXISTING BLDG(S) X
 OWNER Redlands Mesa NO. OF DWELLING UNITS: BEFORE - AFTER -
 ADDRESS 600 E Hopkins Ave #205 CONSTRUCTION
 TELEPHONE Aspen-81611 925-2600 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 APPLICANT Linda Afman USE OF ALL EXISTING BLDGS -
 ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: temporary sales office modular
 TELEPHONE 255-7400-

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 PR- 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: dead line for temp. trailer 12/20/2001
 MAXIMUM COVERAGE OF LOT BY STRUCTURES - CENSUS TRACT 140 TRAFFIC ZONE 96 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 Linda Afman Date 3-9-2000
 Department Approval Bonnie Edwards Date 3-9-2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>		Date <u>3/9/00</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) (Gold/Red: Utility Accounting)

CPX-05836
ROS-04776-001
ROS-04776-002

