

Planning \$ ϕ	Drainage \$ ϕ
TCP \$ 12,500.00	School Impact \$ ϕ

BLDG PERMIT NO. N/A
FILE # CUP-1999-224

PLANNING CLEARANCE

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

Grand Junction Community Development Department

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2155 River Rd East of Persigo WWT on River Rd TAX SCHEDULE NO. 2697-364-00-026

SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

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

OWNER Martin + Donna Azcarraga NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 5808 OE Road, Cedron, CO CONSTRUCTION

TELEPHONE 243-3221 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0

APPLICANT M.A. Concrete Construction, Inc. USE OF ALL EXISTING BLDGS n/a

ADDRESS 2323 River Rd., Grand Jct., CO DESCRIPTION OF WORK & INTENDED USE: _____

TELEPHONE 243-3221 Gravel Mine -

NO STRUCTURE - MINE ONLY

✓ 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: _____ from Property Line (PL) or 55' from center of ROW, whichever is greater

SIDE: 0' from PL REAR: 0' from PL PARKING REQUIREMENT: no

MAXIMUM HEIGHT 65' SPECIAL CONDITIONS: CUP Conditions of Approval

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 9 TRAFFIC ZONE 8 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 Martin Azcarraga Donna Azcarraga Date 6-15-2000

Department Approval Pat Rish Date 6-15-2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting <u>JK/KH</u>			Date <u>6/15/00</u>

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