

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>1,120⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>763747</u>
FILE # <u>SUP-2000-051</u>

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

*issued to
2553 River Rd*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2549 River Road

TAX SCHEDULE NO. 2945-154-13-941

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,400 #

FILING _____ BLK _____ LOT _____

SQ. FT OF EXISTING BLDG(S) 0

OWNER CITY OF GRAND JUNCTION

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 250 N. 5TH ST.

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

TELEPHONE _____

USE OF ALL EXISTING BLDGS office/shops

APPLICANT JODY KLISKA
CITY OF GRAND JUNCTION

DESCRIPTION OF WORK & INTENDED USE: OFFICE & SHOP

ADDRESS _____

FOR TRANSPORTATION ENGINEERING

TELEPHONE 970 244-1591

LESS THAN 20 EMPLOYEES - 1 EOU

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 PZ

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SETBACKS: FRONT: 55' from Property Line (PL) or
55' from center of ROW, whichever is greater
SIDE: 0' from PL REAR: 0' from PL

PARKING REQUIREMENT: As per approved Site Plan

MAXIMUM HEIGHT 65'

SPECIAL CONDITIONS: n/a

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 8 TRAFFIC ZONE 11 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 Jody Kliska

Date 6-7-00

Department Approval Patricia Pich

Date 6-7-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13191</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/20/00</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)