

Commercial

Planning \$ \emptyset	Drainage \$ \emptyset
TCP \$ 4,428 ⁰⁰	School Impact \$ \emptyset

BLDG PERMIT NO. 74077
FILE # SPR-2000-015

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 <u>730 Scarlet St.</u>	TAX SCHEDULE NO. <u>2701-313-11-005</u>
SUBDIVISION <u>Sparkman Sub.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>15,750</u>
FILING <u>-</u> BLK <u>1</u> LOT <u>5</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
OWNER <u>El Rey Stucco Real Estate LLC</u>	NO. OF DWELLING UNITS: BEFORE <u>-</u> AFTER <u>-</u> CONSTRUCTION
ADDRESS <u>3830 Singer Blvd NE Ste 2020</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u> CONSTRUCTION
TELEPHONE <u>Albuquerque NM 87109</u>	USE OF ALL EXISTING BLDGS <u>NA</u>
APPLICANT <u>Bob Turner</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Construct Office/Warehouse for El Rey Distributing</u>
ADDRESS <u>529 25 1/2 Rd 109B</u>	
TELEPHONE <u>242-1423</u>	

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 <u>I-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO <u>-</u>
SETBACKS: FRONT: <u>-</u> from Property Line (PL) or <u>25'</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>as per approved site plan.</u>
SIDE: <u>0'</u> from PL REAR: <u>0'</u> from PL	SPECIAL CONDITIONS: _____
MAXIMUM HEIGHT <u>65'</u>	
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>-</u>	CENSUS TRACT <u>9</u> TRAFFIC ZONE <u>7</u> ANNEX <u>-</u>

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 <u>[Signature]</u>	Date <u>2-14-2000</u>
Department Approval <u>[Signature]</u>	Date <u>2-14-2000</u>

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>12909</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/7/00</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)