

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

BLDG PERMIT NO.
FILE # <u>FP-2000-145</u>

PLANNING CLEARANCE

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

~~722~~ 722 - 23 Rd THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS NE COR OF 23/G ROAD

TAX SCHEDULE NO. 2761-323-10-001

SUBDIVISION GRAND PARK SOUTH

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ---

FILING 1 BLK --- LOT ---

SQ. FT OF EXISTING BLDG(S) ---

OWNER MARTIN AZCARRAGA

NO. OF DWELLING UNITS: BEFORE --- AFTER ---
CONSTRUCTION

ADDRESS 2323 RIVER ROAD

NO. OF BLDGS ON PARCEL: BEFORE --- AFTER ---
CONSTRUCTION

TELEPHONE 243-3221

USE OF ALL EXISTING BLDGS ---

APPLICANT PG Consulting Engineers

DESCRIPTION OF WORK & INTENDED USE: ---

ADDRESS 336 MAIN ST, Ste 203

INDUSTRIAL SUBDIVISION

TELEPHONE 242-7540

✓ 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-2

LANDSCAPING/SCREENING REQUIRED: YES --- NO X

SETBACKS: FRONT: 15 from Property Line (PL) or
from center of ROW, whichever is greater
SIDE: 0 from PL REAR: 10 from PL

PARKING REQUIREMENT: N/A

SPECIAL CONDITIONS: ---

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

CENSUS TRACT 229 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 Martin Azcarraga

Date 10/6/00

Department Approval [Signature]

Date 10/19/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>But individual PIFs must be paid.</u>
Utility Accounting <u>[Signature]</u>			Date <u>5-21-01</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)