

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

BLDG PERMIT NO. <u>80514</u>
FILE # <u>SPD-2001-025</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

203-165

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1225 So. 7th Street

TAX SCHEDULE NO. 2945-231-17-001

SUBDIVISION Benton Canon 1st Subdivision

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1440

FILING - BLK 16 LOT 1

SQ. FT OF EXISTING BLDG(S) to be replaced 550

OWNER Elam Construction, Inc.

NO. OF DWELLING UNITS: BEFORE -0- AFTER -0-
CONSTRUCTION

ADDRESS 1225 So. 7th Street

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

TELEPHONE 242-5370

USE OF ALL EXISTING BLDGS OFFICE, SHOP, STORAGE

APPLICANT Above

DESCRIPTION OF WORK & INTENDED USE: Replace

ADDRESS _____

Exist. Office Trailer w/ New Factory

TELEPHONE _____

Built Office

✓ 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 X

SETBACKS: FRONT: 15' from Property Line (PL) or
_____ from center of ROW, whichever is greater
SIDE: 5' from PL REAR: 10' from PL

PARKING REQUIREMENT: no new spaces

SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 2 FAR

CENSUS TRACT 2 TRAFFIC ZONE 36 ANNX _____

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 Harold Elam

Date 01/09/01

Department Approval Pat Pat

Date 4-4-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>no facilities in office</u>
Utility Accounting	<u>Pat Pat</u>		Date <u>6-25-01</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)