

Planning \$ <u>—</u>	Drainage <u>0</u>
TCP \$ <u>1,376⁰⁰</u> <i>pd 7/25/01</i>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>80618</u>
FILE # <u>SPR-2001-111</u>

Rec # 14598

PLANNING CLEARANCE

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

Grand Junction Community Development Department

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

17140-1194
BUILDING ADDRESS 2148 HIGHWAY 6450

TAX SCHEDULE NO. 2697-362-00-052

SUBDIVISION —

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7,800 SF

FILING — BLK — LOT —

SQ. FT OF EXISTING BLDG(S) 7,900 SF

X OWNER HENRY S. REINKE

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
CONSTRUCTION

ADDRESS 7108 N. Barry, Rasmont, IL 60018

TELEPHONE (847) 297-4800

USE OF ALL EXISTING BLDGS Offices/storage/shop

APPLICANT Carl Vastatek

DESCRIPTION OF WORK & INTENDED USE: Add 3 sided storage bldg., add show room to existing bldg., remodel existing storage area.

ADDRESS 3439 Grand Valley Canal Rd., Clifton

TELEPHONE 434-5665

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 X NO —

SETBACKS: FRONT: 15'25" from Property Line (PL) or from center of ROW, whichever is greater
SIDE: 5'15" from PL REAR: 10'10" from PL

PARKING REQUIREMENT: —

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS: —

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A.

CENSUS TRACT 15 TRAFFIC ZONE 1 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 X Carl Vastatek

Date 07/23/01

Department Approval Santa Costello

Date 7/9/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting <u>Clara Marshall Cole</u>			Date <u>7/30/01</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)