Rlanning \$	D	Drainage \$	Board Inte	1695 pd	PLOG PERMIT NO.	82655
TCP\$	0	School Impact \$	0	Barre .	FILE # NGP-2001-244	

## 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 3308 141 650 TAX SCHEDULE NO. SQ. FT. OF PROPOSED BLDG(S)/ADDITION None SUBDIVISION 2945 SQ. FT OF EXISTING BLDG(S) NO. OF DWELLING UNITS: BEFORE OWNER FO STUDEBAKER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE ADDRESS 2302 14/ 1/-50 CONSTRUCTION TELEPHONE 970 2 42 2270 USE OF ALL EXISTING BLDGS OFFICE & SHOP APPLICANT EO STUDEBAKER DESCRIPTION OF WORK & INTENDED USE: <u>USED</u> ADDRESS TELEPHONE 970 242 2270 (H) 2413860 

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 \_\_ LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_NO X PARKING REQUIREMENT: SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SPECIAL CONDITIONS: J from PL REAR: from PL MAXIMUM HEIGHT **CENSUS TRACT** TRAFFIC ZONE MAXIMUM COVERAGE OF LOT BY STRUCTURES 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 Department Approval YES NO Additional water and/or sewer tap fee(s) are required: **Utility Accounting** Date

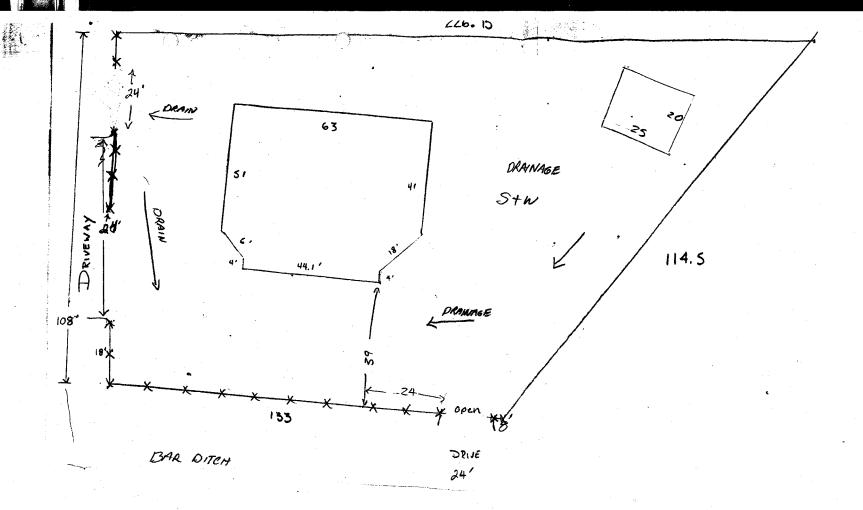
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



Scale: 1"= 20'

ACCEPTED SLC 12/13/01
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

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