

FEE \$	<u>500</u>
TCP \$	<u>—</u>
DRAINAGE FEE \$	<u>—</u>

BLDG PERMIT NO. <u>55614</u>
FILE #

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 749 Main TAX SCHEDULE NO. 2945-144-20-006

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 115 LOT 18, 19 SQ. FT. OF EXISTING BLDG(S) 6,250~~0~~

(1) OWNER Steve + Carolyn Ganskow NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 749 Main St NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 970-241-4436 USE OF ALL EXISTING BLDGS warehouse/show room

(2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE: for plumbing busn.

(2) ADDRESS Same

(2) TELEPHONE Same

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE B-3 Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) Parking Req't DDA area
 or — from center of ROW, whichever is greater
 Side — from PL Rear — from PL Special Conditions: Interior Remodel

Maximum Height —
 Maximum coverage of lot by structures — CENS.T. 2 T.ZONE 41 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 G.J. 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 Stan Ganskow Date 3-22-96

Department Approval Glennie Edwards KKA Date 3-22-96

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. No CHANGE IN EMPLOYERS

Utility Accounting [Signature] Date 3/22/96

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)