

FEE \$ N/A

BLDG PERMIT NO. 49091

PLANNING CLEARANCE

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

Grand Junction Community Development Department

1E 2-1800-09-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 906 S. 5th

TAX SCHEDULE NO. 2945-143-40-001

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING _____ BLK 148 LOT 1-4

SQ. FT. OF EXISTING BLDG(S) 950

(1) OWNER JOHN HEIDEMAN

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

(1) ADDRESS 3012 Poppy Ct

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

(1) TELEPHONE 245-9147

USE OF ALL EXISTING BLDGS RETAIL

(2) APPLICANT BURKE CONST

DESCRIPTION OF WORK & INTENDED USE: Add

(2) ADDRESS 336 Main St

INTERIOR PARTITION

(2) TELEPHONE 243-0564

✓ 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 _____

SETBACKS: Front 55 from Property Line (PL) or Parking Req'mt _____
55 from center of ROW, whichever is greater

Special Conditions: INTERIOR only

Side _____ from PL Rear _____ from PL

Maximum Height 65'

CENSUS TRACT 1 TRAFFIC ZONE 42

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 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 [Signature]

Date 6/27/94

Department Approval [Signature]

Date 6/27/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A

Utility Accounting [Signature]

Date 6-27-94

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

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