

FEE \$ 5.00

BLDG PERMIT NO. 50306

PLANNING CLEARANCE

3017-0830-027 site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

BCD Investments

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 5531 N. 12th St.

TAX SCHEDULE NO. 2945-111-27-004

SUBDIVISION Village Fair

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

FILING _____ BLK _____ LOT 4

SQ. FT. OF EXISTING BLDG(S) 1350

(1) OWNER Char Wren

NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 1028 Road Ave.

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

(1) TELEPHONE _____

USE OF ALL EXISTING BLDGS _____

(2) APPLICANT CCIC & CO. Builders

DESCRIPTION OF WORK & INTENDED USE: Remodel

(2) ADDRESS 235 N. 7th St.

(2) TELEPHONE 243-7711

Office space

✓ 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 PB

Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

Parking Req'mt _____

Side _____ from PL Rear _____ from PL

Special Conditions: Interior Remodel - No chg. in allowed plan uses

Maximum Height _____

CENSUS TRACT 5 TRAFFIC ZONE 27

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 Jill Cross

Date 10/14/94

Department Approval Marcia Putz

Date 10-14-94

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

Utility Accounting Millie Fowler

Date 10-14-94

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)