

FEE \$ N/C

BLDG PERMIT NO. None

PLANNING CLEARANCE

Required

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

Grand Junction Community Development Department

2-2450-132

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1000 N 9th St TAX SCHEDULE NO. 2945-141-04-025

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

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER / MANAGER - Steve Watson NO. OF DWELLING UNITS BEFORE: _____ AFTER: N/A CONSTRUCTION

(1) ADDRESS Bray & Co

(1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION

(2) APPLICANT Brenda Jones USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 1000 North 9th St #7 DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 243-5299

✓ 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 Parking Req'mt None
 _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL

Special Conditions: See PB zone - semi business/professional office allowed use

Maxim _____ CENSUS TRACT 2 TRAFFIC ZONE 36

no bldg permit req'd - going into existing complex - file in notebook

Modific Directo and a Require other re landsca vegetati Four (4) Planning I hereby codes, o result in

st be approved, in writing, by the Community Development Department plication cannot be occupied until a final inspection has been completed ued by the Building Department (Section 307, Uniform Building Code). way must be guaranteed prior to issuance of a Planning Clearance. All pleted or guaranteed prior to issuance of a Certificate of Occupancy. Any aintained in an acceptable and healthy condition. The replacement of any althy condition is required by the G.J. Zoning and Development Code.

ust be submitted and stamped by City Engineering prior to issuing the e available on the job site at all times.

lication and the information is correct; I agree to comply with any and all ions which apply to the project. I understand that failure to comply shall t necessarily be limited to non-use of the building(s).

Applicant Signature Brenda Jones Date 11/30/94

Department Approval Kevin J. ... Date 11/30/94

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

Utility Accounting Miller ... Date 11-30-94

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)