

FEE \$ 5.00

BLDG PERMIT NO. ~~XXXXXXXXXX~~

PLANNING CLEARANCE

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

16-0350-07-5 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3590 TAX SCHEDULE NO. 2945-143-27-006
 SUBDIVISION 2945-143-27-006 SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~20,000~~
 FILING _____ BLK 124 LOT H-16 SQ. FT. OF EXISTING BLDG(S) 20,000
 (1) OWNER Harley Nelson NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS 193 Webster
 (1) TELEPHONE 242-1974 Home 243-8745 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (2) APPLICANT H Nelson USE OF ALL EXISTING BLDGS Retail, office
 (2) ADDRESS 193 Webster DESCRIPTION OF WORK & INTENDED USE:
 (2) TELEPHONE 243-8745 Upgrade Halls, Bathrooms

✓ 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 B-3 Landscaping / Screening Required: YES _____ NO X
 SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt existing
 Side _____ from PL Rear N/A from PL Special Conditions: Interior remodel - no change in use
 Maximum Height _____ 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 Harley Nelson Date 10/17/94
 Department Approval Kathy Portman Date 10/17/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Millie Fowler Date 10-17-94

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)