

FEE \$ 500

BLDG PERMIT NO 50561

PLANNING CLEARANCE

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

Grand Junction Community Development Department

21-3550-01-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2415 F. ROAD. TAX SCHEDULE NO. 2945-043-00-144

SUBDIVISION Mesa Mall Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION

FILING 11 BLK 11 LOT SQ. FT. OF EXISTING BLDG(S) 2500 ±

(1) OWNER TIME BANK AT MESA MALL NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 2415 F. ROAD NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION

(1) TELEPHONE 241-9000 USE OF ALL EXISTING BLDGS COMM.

(2) APPLICANT SCOTT HODGES BUST. DESCRIPTION OF WORK & INTENDED USE:

(2) ADDRESS 2187 LASSEN CT. / GJT INTERIOR / SHREWDING, WAWS. & FORMICA WORK

(2) TELEPHONE 245-3448

✓ 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 NO 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 Work only, No change in use - no increase in employees

Maximum Height CENSUS TRACT 9 TRAFFIC ZONE 9

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 C. Scott Hodges Date NOV. 23 / 94

Department Approval Ronnie Edwards Date Nov. 23, 94

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

Utility Accounting Millee Fowler Date 11-23-94

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)