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X 38 94

BLDG PERMIT NO.

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Original NOT Remove
Permit Office

[Handwritten signature]

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 125 GRAND TAX SCHEDULE NO. 2945-143-01-004 003

SUBDIVISION CITY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4180

FILING GJ. BLK 78 LOT 8+9 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER FAR/MAX NO. OF DWELLING UNITS
BEFORE: -0- AFTER: 0 CONSTRUCTION

(1) ADDRESS 359 MAIN SUITE 7

(1) TELEPHONE 241-3939 NO. OF BLDGS ON PARCEL
BEFORE: -0- AFTER: 1 CONSTRUCTION

(2) APPLICANT JANE USE OF ALL EXISTING BLDGS OFFICE

(2) ADDRESS JANE DESCRIPTION OF WORK & INTENDED USE:

(2) TELEPHONE JANE REAL ESTATE FINANCE OFFICE

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 C-1 & C-2 Landscaping / Screening Required: YES NO

SETBACKS: Front 45 from Property Line (PL) or 45 from center of ROW, whichever is greater
Side 0 from PL Rear 0 from PL

Parking Req'mt 1/300 # = auto
Special Conditions: 3 spaces = bicycle
(Per modified site plan signed 9-22-94)

Maximum Height 40
Maximum coverage of lot by structures _____ CENSUS TRACT _____ TRAFFIC ZONE _____

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 8/1/94

Department Approval [Signature] Date 9/22/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 2001-1220-10-8

Utility Accounting [Signature] Date 9-22-94 [Signature]

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)