

FE \$ no fee

BLDG PERMIT NO. ~~50588~~

PLANNING CLEARANCE

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

Grand Junction Community Development Department

50588

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2115 Grand Ave TAX SCHEDULE NO. 2945-134-00-942

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 15,000

(1) OWNER Mesa County Valley S/D 31 NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2115 Grand Ave

(1) TELEPHONE 245-2422 NO. OF BLDGS ON PARCEL
BEFORE: 7 AFTER: 7 CONSTRUCTION

(2) APPLICANT John Gammill USE OF ALL EXISTING BLDGS offices, shops, Warehouse

(2) ADDRESS 2115 Grand Ave DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 245-2422 Add 2 offices to existing bldg

✓ 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 R2 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt existing
55 from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: _____

Maximum Height 65

Maximum coverage of lot by structures _____ CENSUS TRACT 7 TRAFFIC ZONE 40

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 John Gammill Date 12-2-94

Department Approval Kathy Porter Date 12/2/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 174

Utility Accounting Melissa Smith Date 12/2/94

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)

