

FEE \$ PD w/ Final Plan

BLDG PERMIT NO. 50241

NO TCP per Jody

PLANNING CLEARANCE

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

Grand Junction Community Development Department

2008-0670-11-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1150/1156 Hill Ave

TAX SCHEDULE NO. 2145-141-18-007/008

SUBDIVISION City

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 840 sq ft

FILING _____ BLK 23 LOT 19-22

SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER GJ Fed Credit Union

NO. OF DWELLING UNITS
BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) ADDRESS 1150/1156 Hill Ave

NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 243-1370

USE OF ALL EXISTING BLDGS offices

(2) APPLICANT KEYSTONE Bldgs

DESCRIPTION OF WORK & INTENDED USE: Add.

(2) ADDRESS 2303 E. Rd.

(2) TELEPHONE 243-9428

on

✓ 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 _____ from center of ROW, whichever is greater

Parking Req't Per plan

Side _____ from PL Rear Per plan from PL

Special Conditions: File #61-94. No C.O.

Maximum Height _____
Maximum coverage of lot by structures _____

until landscape in or Impr Agr.

CENSUS TRACT 2 TRAFFIC ZONE 36

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 8-18-94

Department Approval [Signature]

Date 8/12/94

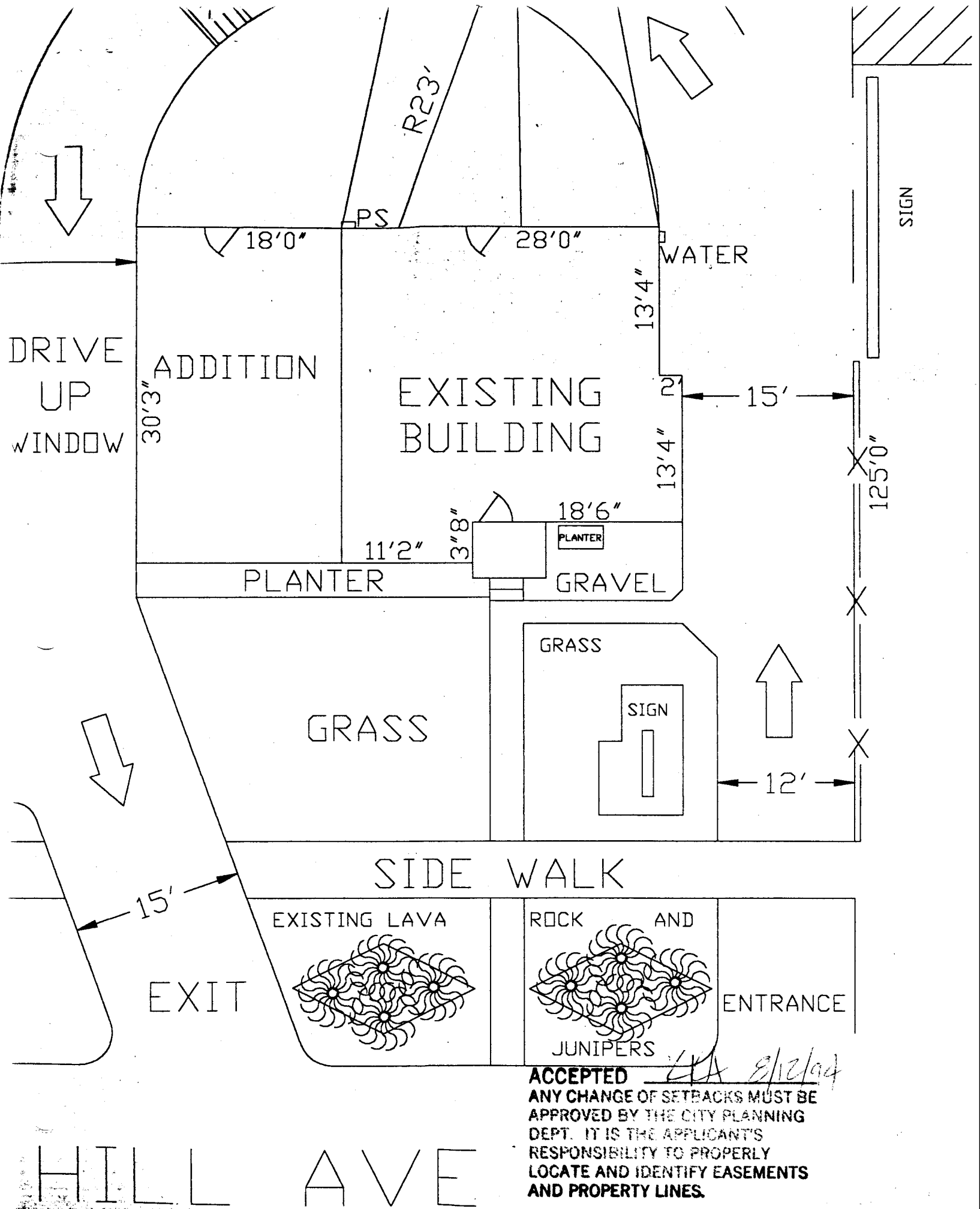
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A

Utility Accounting Millie Fowler

Date 10-18-94

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)



ACCEPTED *HA 8/2/94*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

HILL AVE