

3021-0430-04

FEE \$ Pd W/ SPR

BLDG PERMIT NO. 50324

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Original
Do NOT Remove
From Office

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 762 Horizon Drive TAX SCHEDULE NO. 2705-312-01-109
 Grand Junction Technological Center
 SUBDIVISION Tech Del Sol Replat of SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 Lots 2,3,4,5,6
 FILING _____ BLK 1 LOT 103 SQ. FT. OF EXISTING BLDG(S) 4,000

(1) OWNER James F. Squirrel NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION _____

(1) ADDRESS PO Box 115, Cimarron, CO
81220 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION _____

(1) TELEPHONE (303) 249-3034 USE OF ALL EXISTING BLDGS commercial use

(2) APPLICANT Nan H. O'Reilly DESCRIPTION OF WORK & INTENDED USE: remodel for
81506 Fuji therapy massage & exercise with
individual attention

(2) ADDRESS 3156 Lakeside Drive
81506

(2) TELEPHONE (303) 245-6380

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 H0 Landscaping / Screening Required: YES _____ NO

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

Side _____ from PL Rear Interior from PL
Remodel

Maximum Height _____ Special Conditions: 168 24
800 94

Maximum coverage of lot by structures _____ CENSUS TRACT 16 TRAFFIC ZONE 14

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 LeRoy Jensen Date 10-26-94

Department Approval Walter Kostwick Date 10/25/94

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

Utility Accounting Jackie D. Berry Date 10/26/94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Plannina) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)