

FEE \$ 10.00

BLDG PERMIT NO. 50547

PLANNING CLEARANCE

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

Grand Junction Community Development Department

1901-1830-01-D

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2657 U.S. Hwy 50 TAX SCHEDULE NO. 8945-261-14-001
 SUBDIVISION Orchard Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION N.A.
 FILING _____ BLK 27 LOT 1-8 SQ. FT. OF EXISTING BLDG(S) 3200 sq ft
 (1) OWNER Jack Jameson NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 885 Dominguez NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 CONSTRUCTION
 (1) TELEPHONE 243-4917-256-0672 USE OF ALL EXISTING BLDGS yes
 (2) APPLICANT Jack Jameson DESCRIPTION OF WORK & INTENDED USE: Remodel
 (2) ADDRESS Same & w/ Grade of Bldg & Elect.
 (2) TELEPHONE Same Interior remodel - no change in use

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 _____ from center of ROW, whichever is greater Parking Req'mt parking removed
 Side _____ from PL _____ Rear _____ from PL Special Conditions: parking plan & landscaping plan
 Maximum Height No change in per- under review - See file # 25-88.
 Maximum coverage of lot by structures on sales office improvements as noted in file required
 CENSUS TRACT 15 TRAFFIC ZONE 87

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 Jack Jameson Date 11/28/94
 Department Approval Kathy Porter Date 11/28/94

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

Utility Accounting Tracy Shaper Date 11/28/94

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)