

FEE \$ 5.00

BLDG PERMIT NO. 50764

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

10-4-2556-06-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2460 E MAIN TAX SCHEDULE NO. 2945-134-03-051

SUBDIVISION Peterson-Trwin Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 4 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER David Covatta Trusty NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 42706 W 20th St NO. OF BLDGS ON PARCEL  
Lawrence Ca. 93555 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) TELEPHONE \_\_\_\_\_ USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Culligan DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) ADDRESS 2460 E Main 0500 Interior Remodel  
81501

(2) TELEPHONE 303-243-0624

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-2 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or Parking Reqmt \_\_\_\_\_  
\_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: Interior Remodel

Maximum Height \_\_\_\_\_ Warehouse sp. to 06 - 225 SF.  
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 Jim Atkinson Date 12-13-94

Department Approval Maria Rabideaux Date 12-13-94

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

Utility Accounting Miller Fowler Date 12-13-94 under 20 employees

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)