

FEE \$10.00

BLDG PERMIT NO. 50471

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1940 North Avenue TAX SCHEDULE NO. 2945-12A-25-025

SUBDIVISION ~~Grand Junction~~ Arcadia Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 6 LOT 17 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Walter Obrecht NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION _____

(1) ADDRESS 1940 North Av NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION _____

(1) TELEPHONE 241-6624 USE OF ALL EXISTING BLDGS Motel

(2) APPLICANT Walter Obrecht DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 1940 North Av _____

(2) TELEPHONE 241-6624 _____ Garage - Carport

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-1 Landscaping / Screening Required: YES _____ NO _____

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

Side 0' from PL Rear 10' from PL Special Conditions: North end of carport
Must be 10 feet from North property line

Maximum Height 40' CENSUS TRACT 6 TRAFFIC ZONE 31

Maximum coverage of lot by structures _____

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 Walter Obrecht Date 10-26-94

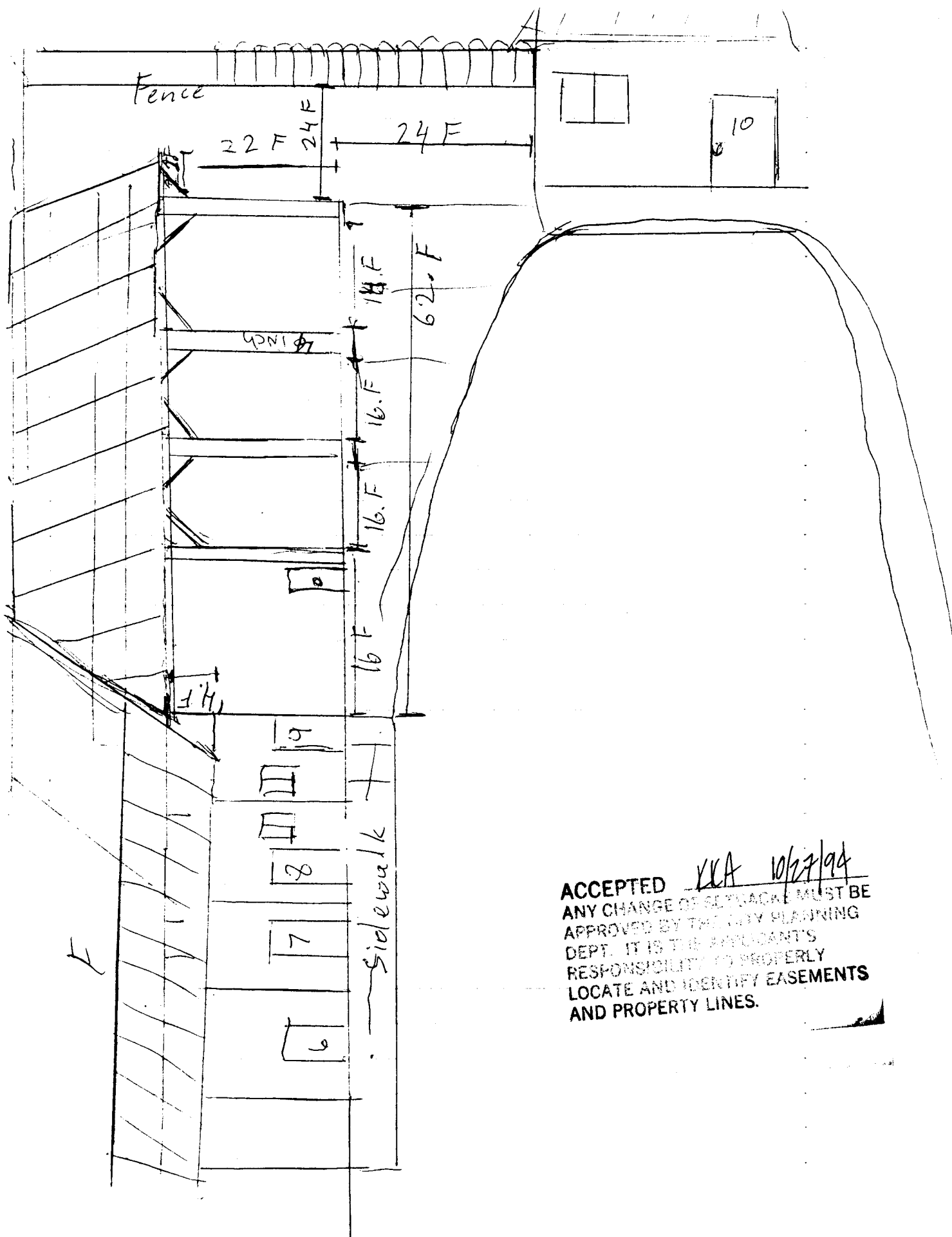
Department Approval Kristen L. [Signature] Date 10/27/94

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

Utility Accounting _____ Date Jackie Berry

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 VKA 10/27/94
 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.