

FEE \$ pd w/ #142-93

BLDG PERMIT NO. 49209

PLANNING CLEARANCE

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

2017-0750-02-7 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1199 Patterson Pk TAX SCHEDULE NO. 2945-11-27-001

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

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

(1) OWNER Misa Patricia Bork NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION _____

(1) ADDRESS 1199 Patterson Pk

(1) TELEPHONE 242 5211 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION _____

(2) APPLICANT Robert M. Miller USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 2510 So Broadway DESCRIPTION OF WORK & INTENDED USE: create 5

(2) TELEPHONE 245-2938 done up Jones instead of 3

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 Parking Req'mt _____
_____ from center of ROW, whichever is greater

Special Conditions: See file #142-93

Side _____ from PL Rear _____ from PL

Maximum Height _____

Maximum coverage of lot by structures _____

CENSUS TRACT 5 TRAFFIC ZONE 27

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 Robert M. Miller Date 11/2/94

Department Approval Marcia Putz Date 7-5-94

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

Utility Accounting Mellie Fowler Date 7-5-94

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

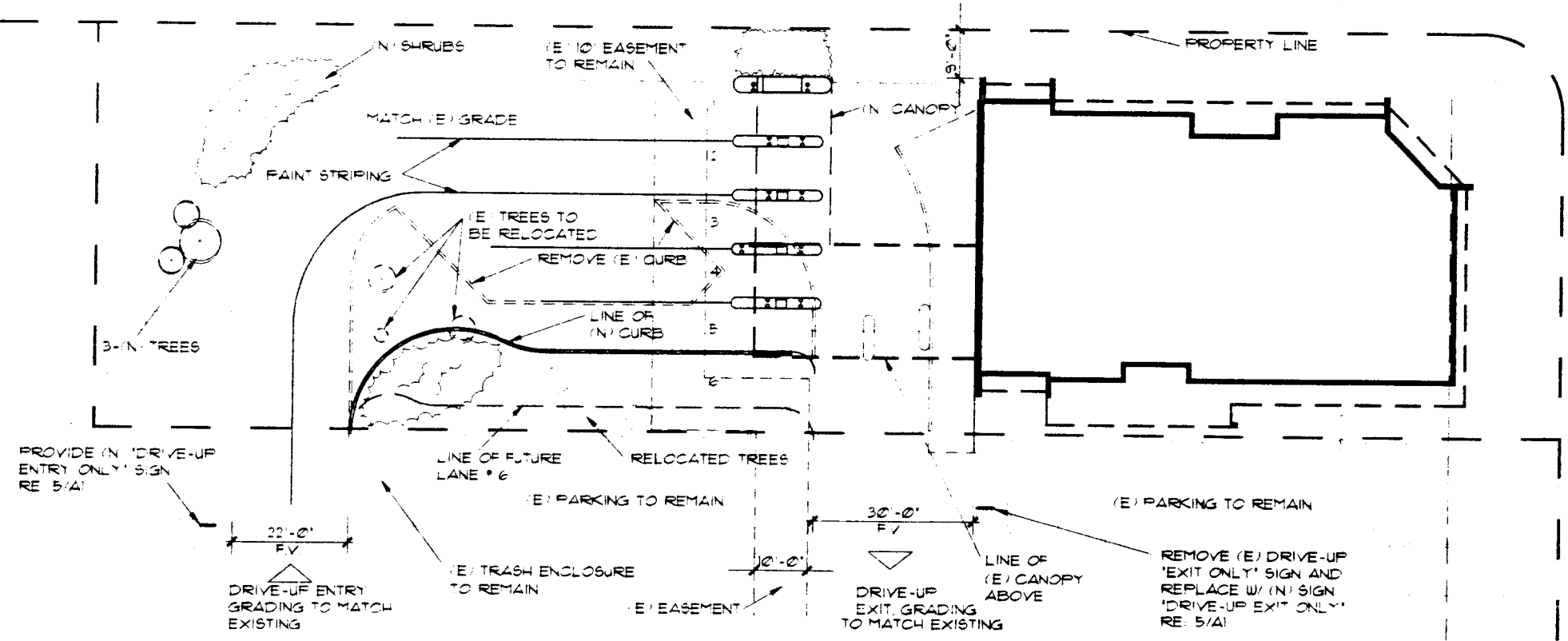
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PATTERSON ROAD

KKA 6/15/84

PROVIDE (N) DRIVE-UP
'EXIT ONLY' SIGN AND
REPLACE W/ (N) SIGN
'DRIVE-UP EXIT ONLY'
RE: 5/A/1
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

(N) SHRUBS TO COVER TOTAL
OF 450 SF OF AREA PER
ZONING REGULATIONS
LOCATIONS PER OWNER RETAINED
LANDSCAPE CONTRACTOR LANDSCAPING BY OWNER



PARTIAL SITE PLAN
1" = 20'-0"

