

FEE \$ no fee

BLDG PERMIT NO. \_\_\_\_\_

### 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 1404 Vte TAX SCHEDULE NO. 2945-133-17-972

SUBDIVISION East Main St. Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK 0 LOT 31432 SQ. FT. OF EXISTING BLDG(S) interior remodel

(1) OWNER VFW Post 1247 NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 1404 VTE

(1) TELEPHONE 242-9904 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Chas Stansberry USE OF ALL EXISTING BLDGS VFW Post

(2) ADDRESS 1837 Aspen St. DESCRIPTION OF WORK & INTENDED USE: interior

(2) TELEPHONE 242-3704 remodel-expansion of kitchen

✓ 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 X

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

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: interior remodel

Maximum Height \_\_\_\_\_ no change in use 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 Chas Stansberry Date \_\_\_\_\_

Department Approval Kathy Poston Date 9/22/94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X WIO No. 1003-0640-0124

Utility Accounting Richardson Date 9-22-94

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)