

FEE \$	10 -
TCP \$	_____
DRAINAGE FEE \$	_____

DG PERMIT NO.	54078
FILE #	_____

PLANNING CLEARANCE

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

Grand Junction Community Development Department

2344 N 7th St.

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 776 BOOKCLIFF AVE TAX SCHEDULE NO. 2945-111-02-951

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

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 250 sq ft.

(1) OWNER Immaculate Heart of Mary Parish NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 776 BOOKCLIFF

NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-6204

(2) APPLICANT KEYSTONE Custom Builders

USE OF ALL EXISTING BLDGS GARAGE

(2) ADDRESS P.O. Box 1807

DESCRIPTION OF WORK & INTENDED USE: REMODEL

(2) TELEPHONE 243-9428

GARAGE FOR TEEN CENTER

✓ 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 RSE-8 Landscaping / Screening Required: YES _____ NO _____

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

Parking Req't _____

Side _____ from PL Rear _____ from PL

Special Conditions: No site Plan required

Maximum Height _____

See file # CUP-95-91

Maximum coverage of lot by structures _____

CENS.T. 5 T.ZONE 27 ANNEX # _____

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 Gregory R. Thylkunt Date 11/7/95

Department Approval Marcia Babideaux Date 11-7-95

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

Utility Accounting Mellie Fowler Date 11-7-95

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

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