

FEE \$ 500

BLDG PERMIT NO. 50933

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 5211 N. 7th

TAX SCHEDULE NO. 2945-112-04-009

SUBDIVISION Bookcliff Park Sub

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING BLK 1 LOT

SQ. FT. OF EXISTING BLDG(S)

(1) OWNER Peter Ellmwood

NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 2984 1/2 Kin Dr.

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

(1) TELEPHONE 243 5973

USE OF ALL EXISTING BLDGS medical office

(2) APPLICANT Peter Ellmwood

DESCRIPTION OF WORK & INTENDED USE: remodel interior bathroom

(2) ADDRESS same

(2) TELEPHONE

✓ 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 B2

Landscaping / Screening Required: YES NO

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

Parking Req'mt

Side from PL Rear from PL

Special Conditions: Interior Remodel Only

Maximum Height

CENSUS TRACT 4 TRAFFIC ZONE 25

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 Peter Ellmwood

Date 1/19/94

Department Approval Bonnie Edwards

Date 1/19/94

Additional water and/or sewer tap fee(s) are required: YES NO X

W/O No. 3016-1210-04-9

Utility Accounting [Signature]

Date 1-19-95

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)