

FEE \$ 5<sup>00</sup>

BLDG PERMIT NO. 51731

### 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 529 25 1/2 RD. UNIT B-109 TAX SCHEDULE NO. 2945-103-00-146

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

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 762

(1) OWNER ZAWISCAR L.L.C. NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 529 25 1/2 RD. NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(2) APPLICANT ALCO BUILDING CO USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 599 25 ROAD DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 242-1423 MINOR INTERIOR REMODEL

✓ 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 \_\_\_\_\_

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

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: Interior only

Maximum Height \_\_\_\_\_ CENSUS TRACT 4 TRAFFIC ZONE 10

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 [Signature] Date April - 10 - 1995

Department Approval [Signature] Date April 11, 95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 3019-2200-02-7

Utility Accounting [Signature] Date 4-11-95

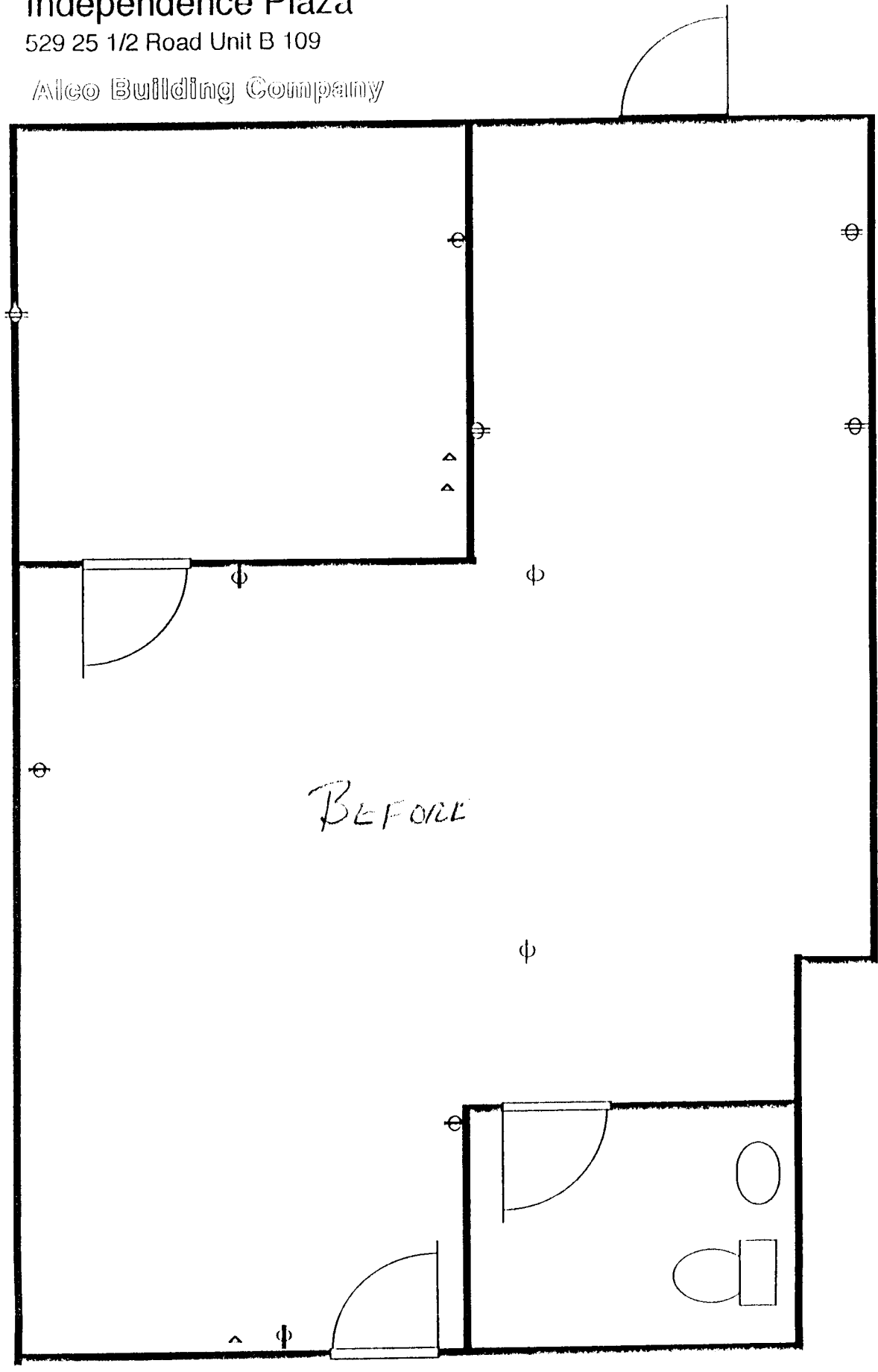
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

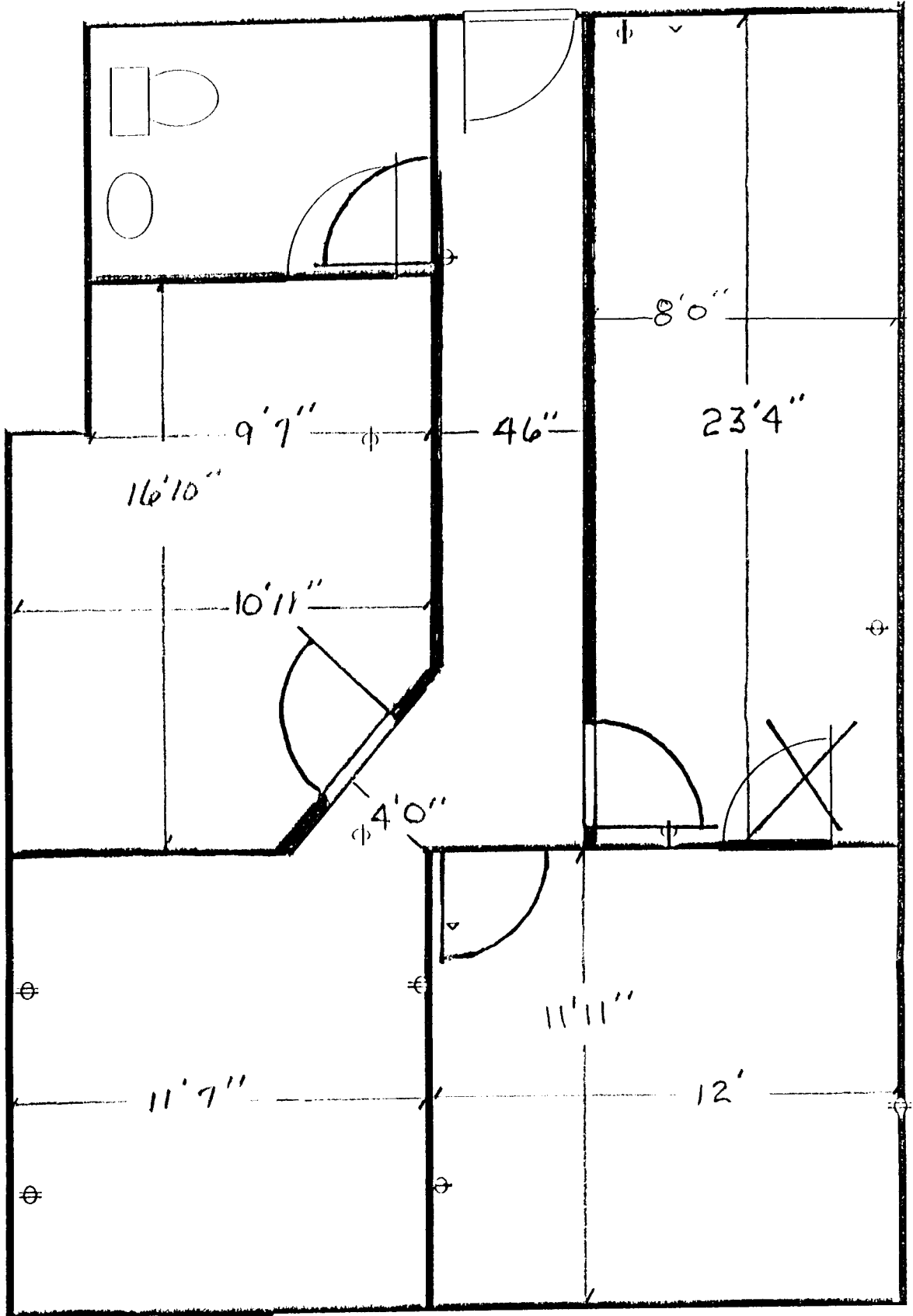
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# Independence Plaza

529 25 1/2 Road Unit B 109

Alco Building Company





ENTRANCE

Independence Plaza  
 529 25 1/2 Road Unit B 109  
 Alice Building Company