

FEE \$ 5

BLDG PERMIT NO. 53032

PLANNING CLEARANCE

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

Grand Junction Community Development Department



1004-0330-11-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 19 Colorado Ave

TAX SCHEDULE NO. 2945-143-27-007/008

SUBDIVISION _____

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

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) 2,000 sq ft

(1) OWNER United Bank of NJ

NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS _____

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

(1) TELEPHONE 910 Marica Inn 2-3667

USE OF ALL EXISTING BLDGS Office

(2) APPLICANT Garrett Walker

DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 819 29 Rd

Office Space - (Adding Walls)

(2) TELEPHONE 291-9020

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 _____ from center of ROW, whichever is greater

Parking Reqmt _____

Side _____ from PL Rear _____ from PL

Special Conditions: Interior Remodel

Maximum Height _____

no change in use

Maximum coverage of lot by structures _____

CENSUS TRACT 1 TRAFFIC ZONE 42

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 8-4-95

Department Approval [Signature] Date _____

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

Utility Accounting Miller Fowler Date 8-4-95

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)