

FEE \$	5.00
TCP \$	_____
DRAINAGE FEE \$	_____

BLDG PERMIT NO.	54254
FILE #	_____

PC

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3021-0660-06-1

*** THIS SECTION TO BE COMPLETED BY APPLICANT ***

BLDG ADDRESS 2764 Compuser Drive TAX SCHEDULE NO. 2701-261-30014

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

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 18,000

(1) OWNER John Moss NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE _____ USE OF ALL EXISTING BLDGS Office

(2) APPLICANT Cassell Walker DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 879 24 Rd

(2) TELEPHONE 241-9020 Bureau of Reclamation - Office Space

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

*** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ***

ONE H.O. Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____

or _____ from center of ROW, whichever is greater Special Conditions: Interior Remodel -

Side _____ from PL Rear _____ from PL No change in use

Maximum Height _____ CENS.T. 16 T.ZONE 15 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 [Signature] Date 11/20/95

Department Approval Marcia Babideaux Date 11-20-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No N/A no change in use or # of employ

Utility Accounting Miller Fowler Date 11-20-95

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)