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	NG CLEARANCE
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<i>Kistachi for plan review</i> , multi-family development, non-residential development) <u>Grand Junction Community Development Department</u> 2003-0440-08-3 THIS SECTION TO BE COMPLETED BY APPLICANT	
BLDG ADDRESS 858 GRAND	TAX SCHEDULE NO. $2945 - 141 - 39 - 015$
SUBDIVISION 10/17	SQ. FT. OF PROPOSED BLDG(S)/ADDITION
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S)
"OWNER C. HAND-TREECE	NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION
1) ADDRESS 1037 MAIL	
(1) TELEPHONE _ 243 - 4171	NO. OF BLDGS ON PARCEL BEFORE: AFTER:CONSTRUCTION
(2) APPLICANT SAME	USE OF ALL EXISTING BLDGS OF FICES
⁽²⁾ ADDRESS	DESCRIPTION OF WORK & INTENDED USE:
	WHEELCHAIR RAMP
✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.	
	BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ▼ Landscaping / Screening Required: YES NO
	/ .
SETBACKS: Front <u>20</u> from Property Line (PL) or Parking Req'mt <u>Wisting</u> 45 from center of ROW, whichever is greater	
Side <u>10</u> from PL Rear <u>20</u> from PL	
Maximum Height36'	_ must ADA does not have to must the required
Maximum coverage of lot by structures 60%	CENSUS TRACT
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 Planning Clearance. One stamped set must be avai	e submitted and stamped by City Engineering prior to issuing the ilable 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	<u>Lec</u> Date <u>4-10-95</u>
Department Approval Kitty Partme	Date <u>4-10-95</u>
Additional water and/or sewer tap fee(s) are require	d: YES NO W/O No
Utility Accounting	Date 4/10/95
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)	

(White: Planning)

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(Yellow: Customer) (Pink: Building Department)

(Goldenrod: Utility Accounting)

