

3021-3570-01-0

FEE \$	5.00
TCP \$	NA
DRAINAGE FEE \$	NA

BLDG PERMIT NO.	54070
FILE #	

Handwritten signature/initials

PLANNING CLEARANCE

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

Grand Junction Community Development Department

BLDG ADDRESS 2430 ~~2424~~ Hwy 6 + 50 TAX SCHEDULE NO. 2945-092-10-004
~~2945-043-03-04~~

SUBDIVISION Mesa Mall #232 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 3999

(1) OWNER Alec Hart NO. OF DWELLING UNITS BEFORE: 1 AFTER: _____ CONSTRUCTION

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

(1) TELEPHONE 241-1536 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT Brian Edwards DESCRIPTION OF WORK & INTENDED USE: Interior

(2) ADDRESS 611 28314 Remodel

(2) TELEPHONE 242-3844

✓ 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 H0 Landscaping / Screening Required: YES _____ NO _____

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

Side _____ from PL Rear INTERIOR ONLY from PL Special Conditions: _____

Maximum Height _____ CENS.T. _____ T.ZONE _____ ANNEX # _____
 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 _____ Date 10/23/95

Department Approval Twilight Ambrose Date 10/23/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting Jackie S. Berry Date 10/23/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning & Development Code)

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