

FEE \$	10 ⁰⁰
TCP \$	- 0 -
DRAINAGE FEE \$	- 0 -

BLDG PERMIT NO.	54116
FILE #	

SU # 151-93

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3021 3582 015

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	2491 Hwy. 6350	TAX SCHEDULE NO.	2945-094-00-140
SUBDIVISION		SQ. FT. OF PROPOSED BLDG(S)/ADDITION	144 sq. ft.
FILING	BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S)	3500 sq. ft.
(1) OWNER	HANIC DRAKIC	NO. OF DWELLING UNITS	
(1) ADDRESS	555 BLUFF CT.	BEFORE:	0 AFTER: 0 CONSTRUCTION
(1) TELEPHONE	241-4133	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	SCOTT ALBERTS	BEFORE:	1 AFTER: 1 CONSTRUCTION
(2) ADDRESS	479 23 RD	USE OF ALL EXISTING BLDGS	YES
(2) TELEPHONE	241-4133	DESCRIPTION OF WORK & INTENDED USE:	Paris Room Addition (12x12'), Paris Storage

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	C-2	Landscaping / Screening Required:	YES _____ NO _____
SETBACKS: Front	_____ from Property Line (PL)	Parking Req'mt	_____
or	_____ from center of ROW, whichever is greater	Special Conditions:	12x12 addition for parts storage - NO INCREASE IN PKG.
Side	_____ from PL	Rear	_____ from PL
Maximum Height	_____	CENS. T.	9 T. ZONE 11 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	<i>[Signature]</i>	Date	11/2/95
Department Approval	<i>[Signature]</i>	Date	11-2-95
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO _____ W/O No. _____		
Utility Accounting	<i>[Signature]</i> when ready to hook on later this winter	Date	11/2/95

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)

Scott Alberts

241-4133

ACCEPTED ME 11-2-95
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SITE PLAN

WATERMARK SPAS & POOLS
2491 HWY. 6 & 50 ILL.

