

FEE \$ 5.00
TCP \$ -
DRAINAGE FEE \$ -

BLDG PERMIT NO. 53737
FILE # SPR - 95 - 37

PLANNING CLEARANCE

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

*HP
PC*

3021-3584-01-1 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS Unit # 14 - 2493 Highway TAX SCHEDULE NO. 2945-094-00-139
6.50 G.S. Co.
 SUBDIVISION Cottonwood Mall SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1000
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1000
 (1) OWNER Curt Rahn - Kiroe Holmes NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 1025 Nth 4th St, G-3. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE (970) 242-9255 USE OF ALL EXISTING BLDGS _____
 (2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE: Tenant
Finish, Real Estate office - (1000 #)
2 employees -

✓ 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't _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions: _____
SPR - 95 - 37
 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 [Signature] Date 10/9/95
 Department Approval [Signature] Date 10/10/95
 - Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - interior finish
 Utility Accounting Miller Fowler Date 10-11-95

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)