

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	53714
FILE #	SPR-95-9

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

pc
tcp

3001-1865-02-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2898 E-70 B.

SUBDIVISION O'DELL

FILING — BLK — LOT 2

(1) OWNER Melvin/Jeanette Ertz

(1) ADDRESS 3040 TELLER AVE

(1) TELEPHONE 434-3195

(2) APPLICANT Monument Homes

(2) ADDRESS 159 HORIZON DRIVE

(2) TELEPHONE 243-4890

TAX SCHEDULE NO. 2943-181-12-002

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

SQ. FT. OF EXISTING BLDG(S) 7200

NO. OF DWELLING UNITS
 BEFORE: N/A AFTER: N/A CONSTRUCTION

NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

USE OF ALL EXISTING BLDGS OFFICE - W/USE

DESCRIPTION OF WORK & INTENDED USE: OFFICE -
TENANT FINISH - INTERIOR
SERVICE OF HANDICAPPED VEHICLE EQUIPMENT.

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 I-1 Landscaping / Screening Required: YES NO

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

Side _____ from PL Rear _____ from PL

Maximum Height _____

Maximum coverage of lot by structures _____

CENS.T. 7 T.ZONE 39 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 Monument Homes Date 10/19/95

Department Approval [Signature] Date 10/11/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - no change in employees

Utility Accounting Millie 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)