

FEE \$ 10.00

BLDG PERMIT NO. 52775

### PLANNING CLEARANCE

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

401M Redland Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 4th & main

TAX SCHEDULE NO. 2945-143-21-001,002

SUBDIVISION City of Grand Jct.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 118 LOT 1,2

SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Scott Howard

NO. OF DWELLING UNITS BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS —

(1) TELEPHONE 242-8661

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

(2) APPLICANT Redland Upholster

USE OF ALL EXISTING BLDGS —

(2) ADDRESS 360 Grand Mesa Dr

DESCRIPTION OF WORK & INTENDED USE: —

(2) TELEPHONE 242-5697

Adding new windows

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE B-3

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Landscaping / Screening Required: YES — NO —

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

Special Conditions: clearance to grade - 10'

Side — from PL Rear — from PL

Maximum Height —

Maximum coverage of lot by structures —

CENSUS TRACT 1 TRAFFIC ZONE 42

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 7/12/95

Department Approval [Signature]

Date 7/12/95

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

Utility Accounting [Signature]

Date 7-12-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

ED  
1th Department 222  
Street, 244-1579.  
Loop), 434-



