

FEE \$ 5.00

BLDG PERMIT NO. 50889

PLANNING CLEARANCE

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

Grand Junction Community Development Department

1004-0830-03-5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 200 W. Duray

TAX SCHEDULE NO. 2945 15100 08

SUBDIVISION N/A

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

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER John Croach

NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 CONSTRUCTION

(1) ADDRESS 204 Easter Hill

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

(1) TELEPHONE 244 1605

USE OF ALL EXISTING BLDGS _____

(2) APPLICANT same

(2) ADDRESS 11

DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 11

interior walls

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 C-2

Landscaping / Screening Required: YES _____ NO _____

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

Parking Req'mt _____

Side _____ from PL Rear _____ from PL

Special Conditions: Interior remodel - No change in use

Maximum Height _____

Maximum coverage of lot by structures _____

CENSUS TRACT 9 TRAFFIC ZONE 11

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 1-12-95

Department Approval Marcia Rabideaux

Date 1-12-95

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

W/O No. N/A - no change

Utility Accounting Millie Fowler

Date 1-12-95

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)