

FEE \$ 5.00
TCP \$ NA
DRAINAGE FEE \$ NA

BLDG PERMIT NO. 53888
FILE #

LPC
JCP
3

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3024-0070-034

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 722 Scarlet TAX SCHEDULE NO. 2701-313-09-006

SUBDIVISION SWD 1st Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT 4 SQ. FT. OF EXISTING BLDG(S) 16,900

(1) OWNER Jim Davis NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 722 Scarlet NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE 970 242-1144 USE OF ALL EXISTING BLDGS Mfg / whse / office

(2) APPLICANT SAME DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS SAME

(2) TELEPHONE SAME

✓ 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 E-1 Landscaping / Screening Required: YES _____ NO _____

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

Side _____ from PL Rear Interior Only Special Conditions: _____

Maximum Height _____

Maximum coverage of lot by structures _____ CENS.T. 9 T.ZONE 7 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 Brad Fowler Date 10/18/95

Department Approval Lillian K. Meek Date 10/18/95 no change

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - with 4 employees

Utility Accounting Millie Fowler Date 10-18-95

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)