

|                    |
|--------------------|
| FEE \$ 5.00        |
| TCP \$ NA          |
| DRAINAGE FEE \$ NA |

53929

|                       |
|-----------------------|
| BLDG PERMIT NO. 53929 |
| FILE #                |

## PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

10020780010  
028

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 201 SOUTH AVE TAX SCHEDULE NO. 2945 143 48 00 2

SUBDIVISION DERGW MINOR SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING 5 BLK \_\_\_\_\_ LOT 2 SQ. FT. OF EXISTING BLDG(S) 4400

(1) OWNER JIM & DEB LEAHY NO. OF DWELLING UNITS BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 1590 ARLAND NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) TELEPHONE 245 4405 USE OF ALL EXISTING BLDGS RETAIL/OFFICE

(2) APPLICANT JIM P. LEAHY DESCRIPTION OF WORK & INTENDED USE: ADD

(2) ADDRESS 1590 ARLAND DECK & STAIRWAY

(2) TELEPHONE (970) 249-5048

✓ 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 I-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 NA from PL Special Conditions: NA

Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. 9 T.ZONE 43 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 [Signature] Date OCT 20 95

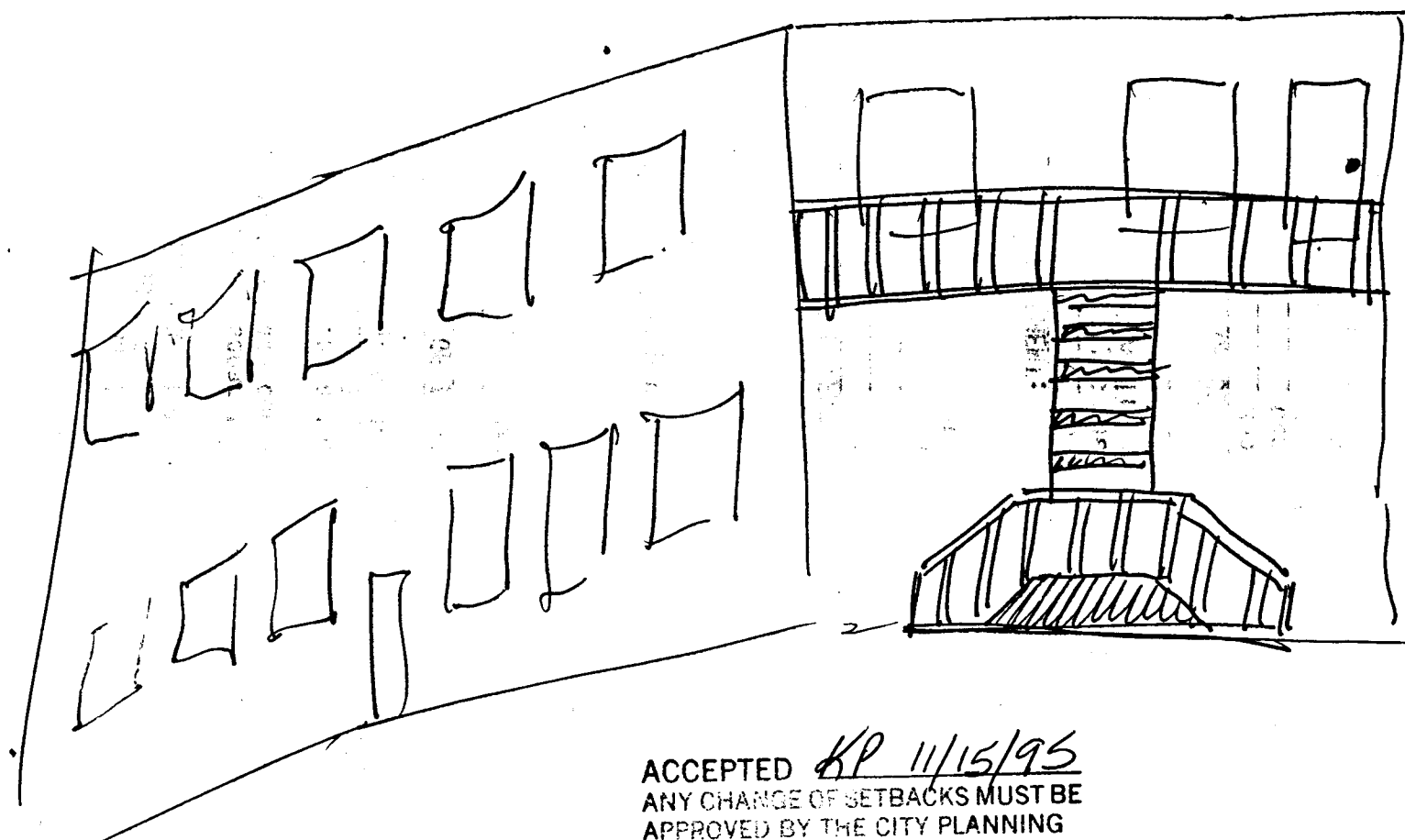
Department Approval [Signature] Date Oct 20, 1995

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

Utility Accounting [Signature] Date 10/20/95

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)



STAIRWAY

ACCEPTED *KP 11/15/95*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.