

FEE \$	5.00
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	NA
FILE #	

3021-2930-01-7 (site plan review, multi-family development, non-residential development)

PLANNING CLEARANCE

Grand Junction Community Development Department

2520 Westo Ct.

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2945-102-13-040 TAX SCHEDULE NO. 2945-102-13-040

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

FILING _____ BLK 2 LOT 30,32,34 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER VERNINE EBBERT NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS Box 1598
TELLURIDE, CO 81435

(1) TELEPHONE 728-3579 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 CONSTRUCTION

(2) APPLICANT Same USE OF ALL EXISTING BLDGS dance academy

(2) ADDRESS Same DESCRIPTION OF WORK & INTENDED USE:
Interior Remodel

(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

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 Only

Maximum Height _____

Maximum coverage of lot by structures _____ CENS.T. 4 T.ZONE 10 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 22 NOV 95

Department Approval [Signature] Date 11-22-95

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

Utility Accounting [Signature] Date 11-22-95

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)