

FEE \$ Paid w/SPR

BLDG PERMIT NO. 51776

PLANNING CLEARANCE

TCP: \$3,708.80 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

✓ P top

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1003 Winters Ave. TAX SCHEDULE NO. 2945-231-18-005
 SUBDIVISION SJ Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15,200
 FILING _____ BLK _____ LOT 1 & 2 SQ. FT. OF EXISTING BLDG(S) 2,000
 (1) OWNER JGM Partnership NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS P.O. Box 2440 Co.Springs, Co. 80901 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 CONSTRUCTION
 (1) TELEPHONE (719) 390-0555 USE OF ALL EXISTING BLDGS Office
 (2) APPLICANT Commercial Design/JGM Partnership DESCRIPTION OF WORK & INTENDED USE: New Building
 (2) ADDRESS P.O. Box 2418 G.J., Co. 81502 15,200
 (2) TELEPHONE (303) 250-3232 ~~XXXXXX~~ sq. Ft. Ramp and Parking

✓ 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-2 Landscaping / Screening Required: YES NO _____
 SETBACKS: Front 0 from Property Line (PL) or 25 ft from center of ROW, whichever is greater Parking Req'mt As per plan
 Side 0 from PL Rear 0 from PL Special Conditions: SPR 95-48
 Maximum Height 65 ft.
 Maximum coverage of lot by structures _____ CENSUS TRACT 8 TRAFFIC ZONE 44

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 1/30/95
 Department Approval *[Signature]* Date 3/30/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8202
 Utility Accounting Mellie Date 3-30-95

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)