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TCP \$	—
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BLDG PERMIT NO.	55479
FILE #	

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 225 N. 5TH Suite 505 TAX SCHEDULE NO. 2945-143-09-010

SUBDIVISION Alpine Bank Bldg SQ. FT. OF PROPOSED BLDG(S)/ADDITION None

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Hasco Western Inc NO. OF DWELLING UNITS None
 BEFORE: None AFTER: None CONSTRUCTION

(1) ADDRESS 3032 I70 Business Loop NO. OF BLDGS ON PARCEL
 BEFORE: One AFTER: One CONSTRUCTION

(1) TELEPHONE 434-2000 USE OF ALL EXISTING BLDGS Office Space

(2) APPLICANT Jerry J. Cooper DESCRIPTION OF WORK & INTENDED USE: Partition

(2) ADDRESS 225 N. 5TH ST Suite 505 TO divide office space

(2) TELEPHONE 243-2952

✓ 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 B-3 Landscaping / Screening Required: YES _____ NO _____

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

Side _____ from PL Rear Only from PL

Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. 1 T.ZONE 42 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 Jerry J. Cooper Date 3/22/96

Department Approval Justin A. Albright Date 3/22/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No change in use or # of emp

Utility Accounting Marshall Cole Date 3/22/96

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)