

FEE \$	5 ⁰⁰
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO.	57201
FILE #	

PLANNING CLEARANCE

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

Grand Junction Community Development Department

2008-0640-08-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 721 737 N12th St TAX SCHEDULE NO. 294514119009

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

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

(1) OWNER Earl Dean Smith Trust NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS P.O. Box 6146
Battlement Mesa, Co. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE _____ USE OF ALL EXISTING BLDGS Bank / office

(2) APPLICANT Gregory Toft DESCRIPTION OF WORK & INTENDED USE: Interior

(2) ADDRESS 9416 Hidden Valley REMODEL no change in use

(2) TELEPHONE 243-1351

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

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

Side _____ from PL Rear _____ from PL
no change in use

Maximum Height _____ CENS.T. 2 T.ZONE 3e ANNEX # _____
Maximum coverage of lot by structures _____

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 Randy Cook Date 8-5-96

Department Approval Marcia Babideaux Date 8-5-96

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

Utility Accounting Milla Brown Date 8-5-96

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)