

FEE \$	5 ⁰⁰
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO. 56671
FILE #

PLANNING CLEARANCE

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

3015-0380-04-3

Grand Junction Community Development Department

Michael Poicus

BLDG ADDRESS 1916 17th St TAX SCHEDULE NO. 2945-122-00-109

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

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

(1) OWNER Al Mayo-Jack Berry NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2472 Hrd

(1) TELEPHONE 245-2755 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION

(2) APPLICANT Mark L. Barslund USE OF ALL EXISTING BLDGS Shopping center & medical

(2) ADDRESS 123 American DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 523-2918 Chiropractic office - interior partitions

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE B-2 THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF
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 _____ from PL Special Conditions: Interior Only

Maximum Height _____ CENS.T. 6 T.ZONE 28 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 Mark Barslund Date 4-24-96

Department Approval Ronnie Edwards Date 4-24-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. Current ERU

Utility Accounting Miller Fowler Date 4-24-96 27.0 Council

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)