

FEE \$ PAID W/SPR

BLDG PERMIT NO. 56307

PLANNING CLEARANCE

File # SPR-95-218

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

TLP \$ 2120
Mintage NONE

Grand Junction Community Development Department

V-GCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2403 North 8th St Lot 2R 1160 Lexington TAX SCHEDULE NO. 2945-111-25-021

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

FILING _____ BLK _____ LOT 2R SQ. FT. OF EXISTING BLDG(S) 5300

(1) OWNER Personal Properties LLC NO. OF DWELLING UNITS
BEFORE: None AFTER: None CONSTRUCTION

(1) ADDRESS 2530 North 8th #204

(1) TELEPHONE 970-245-3505 NO. OF BLDGS ON PARCEL
BEFORE: None AFTER: One CONSTRUCTION

(2) APPLICANT Dale Bowen USE OF ALL EXISTING BLDGS None

(2) ADDRESS 2530 North 8th #204 DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 970-245-3505 Funeral Home

✓ 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-1 Landscaping / Screening Required: YES X NO _____

SETBACKS: Front 5ft from Property Line (PL) or Parking Req't As per plan
5ft from center of ROW, whichever is greater
minor arterial

Side 0 from PL Rear 0 from PL
(10ft adj. to res. zone or use)

Special Conditions: Approved plans in File # SPR-95-218

Maximum Height _____ CENSUS TRACT 5 TRAFFIC ZONE 27

Maximum coverage of lot by structures 60%

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 December 11, 1995

Department Approval [Signature] Date April 19, 1996

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. Water - 9139

Utility Accounting [Signature] Date 4-19-96 Sewer 91

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)