

FEE \$	0
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO.
FILE # <u>COU 95-4.11</u>

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 125 N 22nd Ct. TAX SCHEDULE NO. 2945-134-03-061

SUBDIVISION TRACT D SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING _____ BLK _____ LOT 13,14,12 SQ. FT. OF EXISTING BLDG(S) 6000 SF

(1) OWNER _____ NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS T ZONIS-LTD

(1) TELEPHONE 970-434-2000 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT DAC-TILE USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 125 N 22nd Ct DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 241-9418 Ware house-

✓ 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 C-2 Landscaping / Screening Required: YES ___ NO

SETBACKS: Front NO CHANGE from Property Line (PL) Parking Req'mt NO CHANGE
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: INTERIOR REMODEL ONLY

Maximum Height NO CHANGE
 Maximum coverage of lot by structures _____ CENS.T. 7 T.ZONE 41 ANN# -

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 Jah Blehune Date 1-8-96

Department Approval Bee Neld Date 1-8-96

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

Utility Accounting _____ Date _____

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)

FEE \$	0
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO.
FILE # <u>COU 95-4.11</u>

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 125 N 22nd Ct. TAX SCHEDULE NO. 2945-134-03-061

SUBDIVISION TRACT D SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING _____ BLK _____ LOT 13,14,12 SQ. FT. OF EXISTING BLDG(S) 6000 SF

(1) OWNER _____ NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 CONSTRUCTION

(1) ADDRESS T ZORIS-LTD NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 970-434-2000 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT DAC-TILE DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 125 N 22nd Ct Ware house-

(2) TELEPHONE 241-9418

✓ 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 C-2 Landscaping / Screening Required: YES _____ NO

SETBACKS: Front NO CHANGE from Property Line (PL) Parking Req'mt NO CHANGE
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: INTERIOR REMODEL ONLY

Maximum Height NO CHANGE CENS.T. 7 T.ZONE 41 ANN# -
 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 Jah Blehune Date 1-8-96

Department Approval Bee Neldh Date 1-8-96

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

Utility Accounting _____ Date _____

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)