

FEE \$	500
TCP \$	0
DRAINAGE FEE \$	

BLDG PERMIT NO.	55487
FILE #	

PLANNING CLEARANCE

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

3019-2200-02-7
B-108

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	529 25 1/2 RD	TAX SCHEDULE NO.	2945-103-00-146
SUBDIVISION		SQ. FT. OF PROPOSED BLDG(S)/ADDITION	
FILING	BLK	LOT	
(1) OWNER	ZANSCARE LTD	SQ. FT. OF EXISTING BLDG(S)	450 #
(1) ADDRESS	1048 INDEPENDENT	NO. OF DWELLING UNITS	
(1) TELEPHONE	245-7571	BEFORE:	0 AFTER: 0 CONSTRUCTION
(2) APPLICANT	THE ALLAN CO.	NO. OF BLDGS ON PARCEL	
(2) ADDRESS	356 B Hillview Dr.	BEFORE:	1 AFTER: 1 CONSTRUCTION
(2) TELEPHONE	243-8444	USE OF ALL EXISTING BLDGS	office
		DESCRIPTION OF WORK & INTENDED USE:	divide office space - int. remodel no change in use

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	C-2	Landscaping / Screening Required:	YES NO
SETBACKS: Front		Parking Req'mt	NA
or		Special Conditions	
Side			
Maximum Height			
Maximum coverage of lot by structures		CENS.T.	4 T.ZONE 98 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	Allen Bledsoe	Date	3/22/96
Department Approval	Kirsten Z. Albrecht	Date	3/22/96
Additional water and/or sewer tap fee(s) are required:	YES NO	W/O No.	N/A - current ECU sufficient
Utility Accounting	Millie Fowler	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)