

FEE \$	<u>0</u>
TCP \$	<u>0</u>
DRAINAGE FEE \$	<u>0</u>

BLDG PERMIT NO.	<u>55709</u>
FILE #	<u>SPR-66-96</u>

3001 0630 058

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 474 28 1/2 Rd TAX SCHEDULE NO. 2943-181-00-069

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 375 sq. ft.

FILING — BLK — LOT 069 SQ. FT. OF EXISTING BLDG(S) 2336 sq. ft.

(1) OWNER Chuck Brumbaugh NO. OF DWELLING UNITS
BEFORE: one AFTER: one CONSTRUCTION

(1) ADDRESS 2788 Milo Dr. NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 242-8970 USE OF ALL EXISTING BLDGS boat repair

(2) APPLICANT Gordon Enterprises DESCRIPTION OF WORK & INTENDED USE: frame addition

(2) ADDRESS 266 1/2 E. Parkview 81502 Storage

(2) TELEPHONE 245-8604

✓ 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 I-1 Landscaping / Screening Required: YES — NO ✓

SETBACKS: Front NA from Property Line (PL) Parking Req'mt —
or — from center of ROW, whichever is greater
Side 5' GUNNISON SIDE from PL Rear NA from PL
Special Conditions: PERZ ATTACHED APPROVED SITE
PLAN DATED 4-5-96 BLDG SETBACKS IN ZED

Maximum Height PERZ ATTACHED SIDE PLAN
Maximum coverage of lot by structures — CENS.T. 7 T.ZONE 39 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 Jerry L. Gordon Date 3/5/96

Department Approval Bill Neth 0105/14/96 Date 4-5-96

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. NO change in status

Utility Accounting Marshall Cole Date 4-5-96

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)