

FEE \$ PAID w/ SPR
TCP \$ 542.00 319.84
DRAINAGE FEE \$ NONE

BLDG PERMIT NO. 58377
FILE # SPR-96-65

1001-1730-115

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

✓ TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1126 S. 9th Street TAX SCHEDULE NO. 2945-231-13-005

SUBDIVISION Benton Canon's SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100

FILING _____ BLK 12 LOT _____ SQ. FT. OF EXISTING BLDG(S) 400

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

(1) ADDRESS 2834-A Lexington Lane NO. OF BLDGS. ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-Home 6576 / 241-Office 1014 USE OF ALL EXISTING BLDGS House

(2) APPLICANT _____ DESCRIPTION OF WORK & INTENDED USE: Remodel

(2) ADDRESS _____

(2) TELEPHONE _____ existing and build extension for office & shop

✓ 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-2 Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt As per plan
 or 25 ft from center of ROW, whichever is greater
 Side 0 ft from PL Rear 0 ft from PL Special Conditions: NONE

Maximum Height 65 ft

Maximum coverage of lot by structures N/A CENS.T. 8 T.ZONE 44 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 [Signature] Date 10-8-96

Department Approval [Signature] Date 11/22/96

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

Utility Accounting [Signature] Date 11-22-96

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)