

FEE \$	5 ⁰⁰
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO. 58537
FILE #

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 729 Bookcliff TAX SCHEDULE NO. 2945-111-22-002

SUBDIVISION Bookcliff Medical Bldg SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING 2nd Plat Ref Blk LOT — SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Bookcliff Property Investments NO. OF DWELLING UNITS
 BEFORE: 30 AFTER: 0 CONSTRUCTION

(1) ADDRESS 735 Bookcliff

(1) TELEPHONE 245-1220 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Keystone Custom Builders USE OF ALL EXISTING BLDGS DR. OFFICES

(2) ADDRESS P.O. Box 1807, GJ, CO DESCRIPTION OF WORK & INTENDED USE: INTERIOR

(2) TELEPHONE 243-9428 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

ZONE B-1 Landscaping / Screening Required: YES NO

SETBACKS: Front — from Property Line (PL) Parking Req't —
 or — from center of ROW, whichever is greater
 Side — from PL Rear — from PL

Special Conditions: interior Only

Maximum Height —

Maximum coverage of lot by structures — CENS.T. 5 T.ZONE 27 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 12-19-96

Department Approval [Signature] Date 12-19-96

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

Utility Accounting [Signature] Date 12/19/96

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)