

Planning \$ <u>500</u>	Drainage \$
TCP \$	School Impact \$

58574

BLDG PERMIT NO. 110781288
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 2775 Crossroads TAX SCHEDULE NO. 2701-361-29-012
 SUBDIVISION Replat of Crossroads Subdiv SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 2 LOT 6 & 7 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Rocky Mountain Hmo NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS 2775 Crossroads NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) TELEPHONE _____ USE OF ALL EXISTING BLDGS _____
 (2) APPLICANT Garrett Walker DESCRIPTION OF WORK & INTENDED USE: _____
 (2) ADDRESS 879 29 Road Office Demo
 (2) TELEPHONE 241-9020

✓ 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 H.O. Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions: Interior Remodel
No Change in Use
 Maximum Height _____
 Maximum coverage of lot by structures _____ Census Tract 16 Traffic Zone 15 Annx # _____

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 12/20/96
 Department Approval [Signature] Date 12/20/96
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting [Signature] Date 12-20-96

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)