

FEE \$	5.00
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	55761
FILE #	

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3021-0340-01-1

✓ \$

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	744 Horizon Ct #200	TAX SCHEDULE NO.	2700-361-26-035
SUBDIVISION	Horizon Park Plaza	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	0
FILING	LOT E 1/208 9-11	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER	RMI Cap Maint	NO. OF DWELLING UNITS	
(1) ADDRESS	744 Horizon Ct	BEFORE:	AFTER: CONSTRUCTION
(1) TELEPHONE	241-2909 Sid Squirrel	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	Pinjun Const	BEFORE:	AFTER: CONSTRUCTION
(2) ADDRESS	1531 Pinjun Ave	USE OF ALL EXISTING BLDGS	Administrative
(2) TELEPHONE	241-9136	DESCRIPTION OF WORK & INTENDED USE:	

Remodel space for St Mary's Home Care

✓ 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	H.O.	Landscaping / Screening Required:	YES	NO
SETBACKS: Front		Parking Req'mt		
or		Special Conditions:	Interior remodel	
Side			No change in use	
Maximum Height		CENS.T.	15	T.ZONE 16 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	<u>Steve Trypan</u>	Date	4-11-96
Department Approval	<u>Marcia Rabideaux</u>	Date	4-11-96
Additional water and/or sewer tap fee(s) are required:	YES	NO	X W/O No. N/A - Current EQU - sufficient
Utility Accounting	<u>Mellie Fowler</u>	Date	4-11-96

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)