

FEE \$	10 ⁰⁰
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO. 55047
FILE #

PLANNING CLEARANCE

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

3001-1600-01-9 Grand Junction Community Development Department

pc

BLDG ADDRESS 2886 E 70 Bug Loop ** THIS SECTION TO BE COMPLETED BY APPLICANT ** SCHEDULE NO. 2943-181-00-056

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S) ADDITION 14x30 enclosing

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 50x80

(1) OWNER Jack Blacksher NO. OF DWELLING UNITS BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 2960 D²rk

(1) TELEPHONE 243-2723 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT SAME USE OF ALL EXISTING BLDGS fence. co. -

(2) ADDRESS — DESCRIPTION OF WORK & INTENDED USE: House

(2) TELEPHONE — Computer routers - existing

✓ 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 — from Property Line (PL) Parking Req'mt —
 or — from center of ROW, whichever is greater

Side — from PL Rear — from PL Special Conditions: INTERIOR -

Maximum Height — ENCLOSING computers.

Maximum coverage of lot by structures — CENS.T. 7 T.ZONE 99 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 Jack Blacksher Date 2/9/96

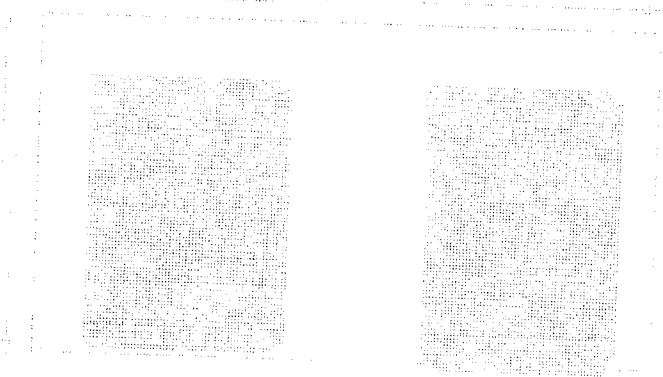
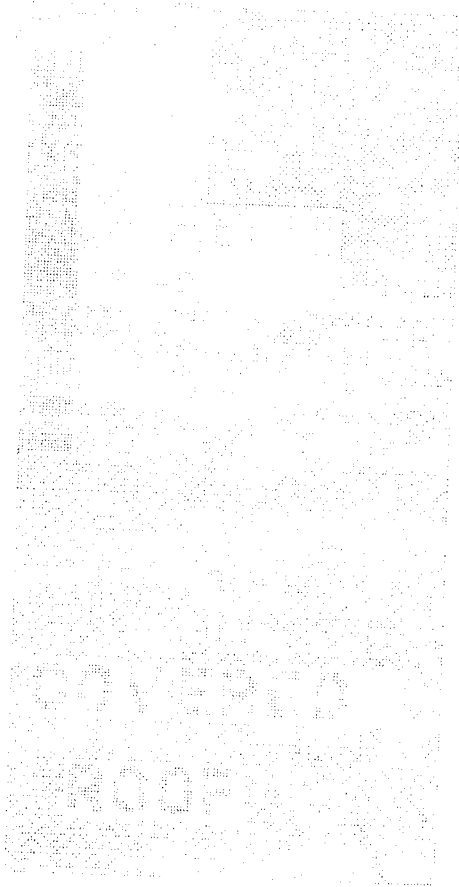
Department Approval Connie Edwards Date 2/9/96

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A - no change in current use

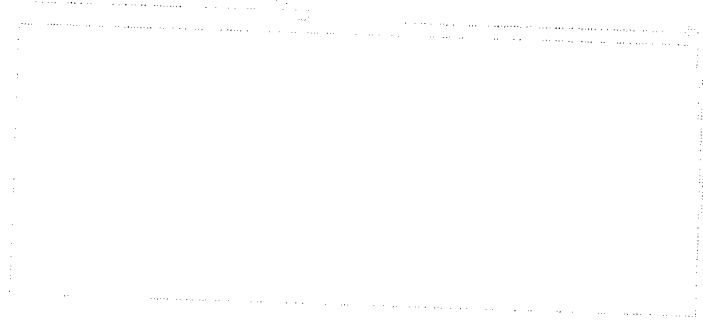
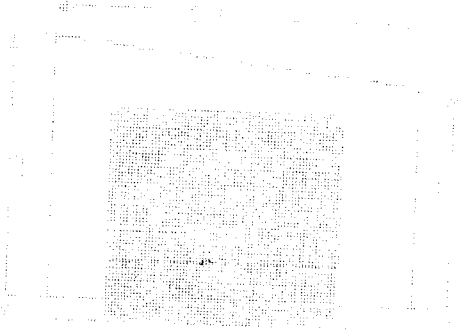
Utility Accounting Mellie Fowler Date 2-9-96

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)



W



ACCEPTED *Ronnie 2/9/96*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

COMPROUT

J & S FENCE COMPANY INC.
 2886 I-70 BUSINESS LOOP
 GRAND JUNCTION COLORADO 81501
 (505) 243-2723 (FAX 243-2735)
 DRAWING 02-09-1996 SCALE: NONE 4881
 REVISED 02-09-1996 FILE: COMPROUT 1 OF 1