FEE\$	500	
TCP \$	0	
DRAIN	GE FEE \$.	

BLDG PERMIT NO.	57485
FILE#	

PLANNING CLEARANCE

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

Grand Junction Community Development Department

764-1160-03-3	D BE COMPLETED BY APPLICANT **	
BLDG ADDRESS 1306 & Sherwood Dr	TAX SCHEDULE NO	
SUBDIVISION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION NAME AND ADDITION	
FILINGBLKLOT	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER Mike E Klaich	NO. OF DWELLING UNITS	
(1) ADDRESS 1306, & Sherward.	BEFORE: AFTER: CONSTRUCTION	
(1) TELEPHONE 345-5678	NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION	
(2) APPLICANT SAME.	USE OF ALL EXISTING BLDGS Medical offices	
(2) ADDRESS	DESCRIPTION OF WORK & INTENDED USE:	
(2) TELEPHONE	interior walls and addition of interior	
✓ Submittal requirements are outlined in the SSID (Sub	mittal Standards for Improvements and Development) document.	
ZONE 3 THIS SECTION TO BE COMPLETED BY	COMMUNITY DEVELOPMENT DEPARTMENT STAFF Landscaping / Screening Required: YES NO	
SETBACKS: Front from Property Line (PL) or from center of ROW, whichever is greater Side from PL Rear from PL Maximum Height Maximum coverage of lot by structures CENS.T T.ZONE ANNX #		
The structure authorized by this application cannot be or of Occupancy has been issued by the Building Departm in the public right-of-way must be guaranteed prior to issumust be completed or guaranteed prior to issuance of a shall be maintained in an acceptable and healthy condition unhealthy condition is required by the G.J. Zoning and E.	ed, in writing, by the Community Development Department Director. cupied until a final inspection has been completed and a Certificate ent (Section 307, Uniform Building Code). Required improvements ance of a Planning Clearance. All other required site improvements Certificate of Occupancy. Any landscaping required by this permit n. The replacement of any vegetation materials that die or are in an Development Code.	
Four (4) sets of final construction drawings must be subm Clearance. One stamped set must be available on the j	nitted and stamped by City Engineering prior to issuing the Planning ob site at all times.	
	to the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal to non-use of the building(s).	
Applicant's Signature	nau Date Sept 5, 1996	
Department Approval	2010 Date 9-5-96	
Additional water and/or sewer tap fee(s) are required:	YES NO _X W/O No. N/A while or	
Utility Accounting VIII TO DATE OF ISSUANCE	Date 9-3-9 Date 9-3-9 Development Code)	
	nk: Building Department) (Goldenrod: Utility Accounting)	