

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	56930
FILE #	

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

1004-1540 138



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 747 WEST WHITE AVE TAX SCHEDULE NO. 2945-154-15-002

SUBDIVISION GRAND RIVER SQ. FT. OF PROPOSED BLDG(S)/ADDITION NONE

FILING _____ BLK 35 LOT 7,9,11,13 SQ. FT. OF EXISTING BLDG(S) 2400

(1) OWNER EC ELECTRIC, INC NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS P.O. Box 3374

(1) TELEPHONE 241-3302 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT KEYSTONE Custom Builders USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 336 MAIN #201 DESCRIPTION OF WORK & INTENDED USE: REMODEL

(2) TELEPHONE 243-9428 EXISTING OFFICES/STORAGE AREA
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 I-1 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

Parking Req'mt _____

Special Conditions: no increase in employees
Interior Only

Maximum Height _____

Maximum coverage of lot by structures _____

CENS.T. _____ T.ZONE _____ 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.

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 Henry L. Hylchut Date 7/8/96

Department Approval Donnie Edwards Date 7/8/96

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

Utility Accounting Donnie Edwards Date 7/11/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

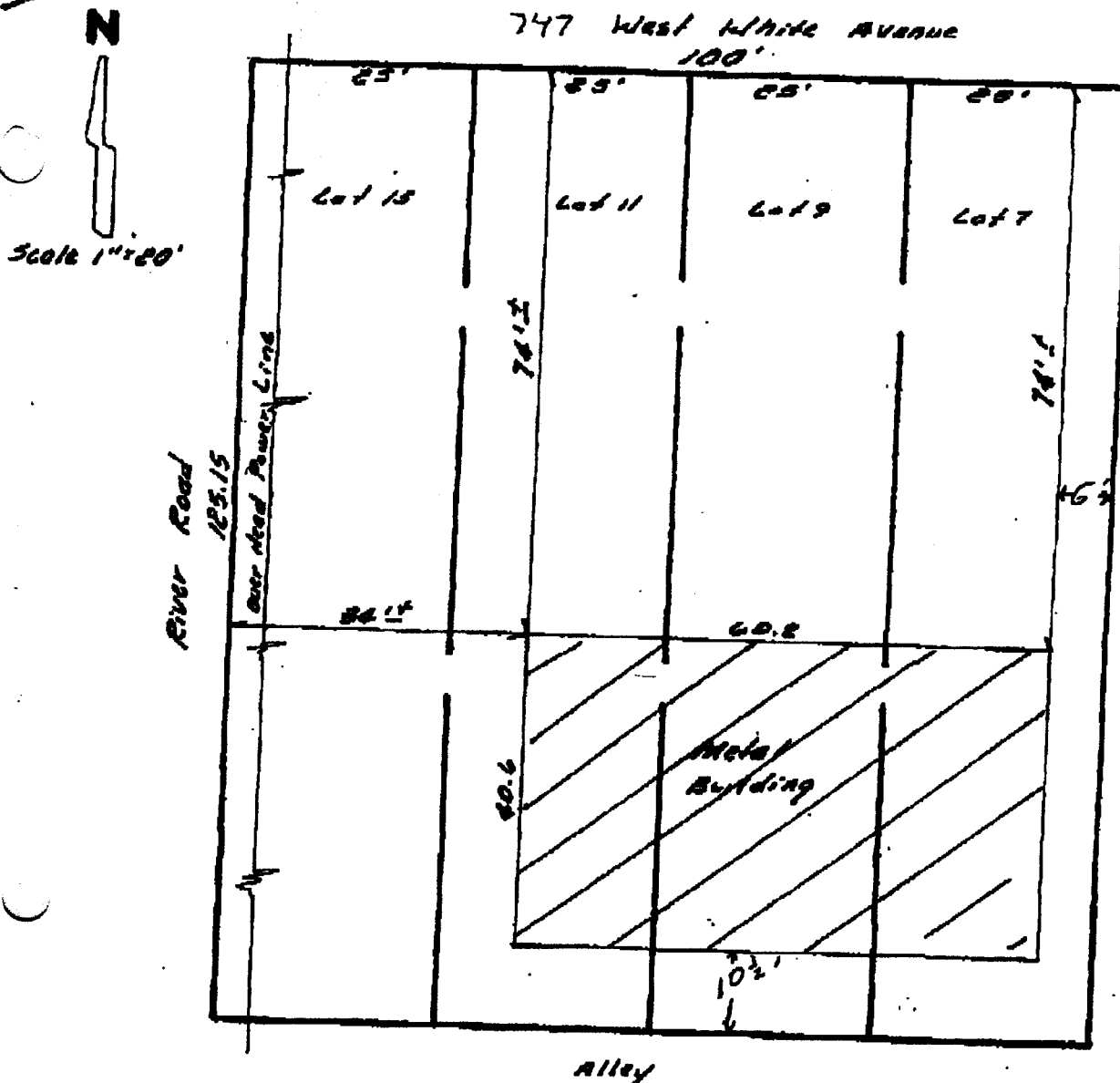
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FROM : MONUMENT SURVING CO

PHONE NO. : 2454674

Jan. 22 1996 02:27PM P1

777 West White Avenue
100'



It is recommended that this property be surveyed.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lots 7, 9, 11 and 13 in Block 5 of GRAND RIVER SUBDIVISION, Mesa County, Colorado. Legal Description and Easements of Record provided by Western Colorado Title Company, Order File No. 96-1-53Y.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for William L. Cotton that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 1/22/96, except utility connections are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon

