

Planning \$ <u>5⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>02963</u>
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

BLDG ADDRESS 785 1/2 22 Rd TAX SCHEDULE NO. 2677-361-08-002

SUBDIVISION Henderson Minor Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK — LOT 2 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Clint + Diana Janowitz NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2224 Saddlehorn Rd

(1) TELEPHONE 6.S. Co. 244-8795 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Concept Builders LLC USE OF ALL EXISTING BLDGS Shop

(2) ADDRESS 2641 Chestnut St DESCRIPTION OF WORK & INTENDED USE: Shop/Vacant Rentable Space

(2) TELEPHONE 241-1050

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE I-1 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

Maximum Height — No Change in Use

Maximum coverage of lot by structures — Census Tract 15 Traffic Zone 1 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 11/18/97

Department Approval [Signature] Date 11/18/97

Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. No SWR, setup Septio Sys.

Utility Accounting [Signature] Date 11-18-97

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)