

Planning \$ <u>paid</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>58872</u>
FILE # <u>PDR-96-74</u>

3005-1800-057

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1406 N 7th ST TAX SCHEDULE NO. 2945-114-14-018
 SUBDIVISION Elm Ave Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 700 sq +/-
 FILING — BLK 1 LOT 31-32 SQ. FT. OF EXISTING BLDG(S) 1,100 sq +/-
 (1) OWNER Sid Veale NO. OF DWELLING UNITS
 BEFORE: — AFTER: — CONSTRUCTION
 (1) ADDRESS 1406 N 7th ST NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 243-9012 USE OF ALL EXISTING BLDGS office
 (2) APPLICANT Sid Veale DESCRIPTION OF WORK & INTENDED USE:
 (2) ADDRESS Same office addition
 (2) TELEPHONE — NO CHG or additional Engineer

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 PB Landscaping / Screening Required: YES X NO —
 SETBACKS: Front 20 from Property Line (PL) or — from center of ROW, whichever is greater
 Parking Req't 7
 Side 7'1" from PL Rear — from PL
 Special Conditions: —
 Maximum Height single story
 Maximum coverage of lot by structures — Census Tract 5 Traffic Zone 33 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 1/16/97
 Department Approval [Signature] Date 2/4/97
 Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. No chg
 Utility Accounting [Signature] Date 2/4/97

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)