

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>576⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>59496</u>
FILE # <u>SPR-197-040</u>

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 1225 So. 7th STREET TAX SCHEDULE NO. 2945-231-03-002

SUBDIVISION BENTON 1st AMEND. SQ. FT. OF PROPOSED BLDG(S) (ADDITION) 1440

FILING — BLK 16 LOT 2 SQ. FT. OF EXISTING BLDG(S) 3690

(1) OWNER BOB & MILDRED ELAM TRUST NO. OF DWELLING UNITS
 BEFORE: NA AFTER: NA CONSTRUCTION

(1) ADDRESS 1225 So. 7th Street NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 CONSTRUCTION

(1) TELEPHONE 242-5370

(2) APPLICANT ELAM CONSTRUCTION, INC. USE OF ALL EXISTING BLDGS OFFICE

(2) ADDRESS Above DESCRIPTION OF WORK & INTENDED USE: OFFICE

(2) TELEPHONE Above ERECT MFG. UNIT

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-2 Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt YES - 2 ADDL PARKED SPACES

Side _____ from PL Rear _____ from PL Special Conditions: PER APPROVED ATTACHED

Maximum Height _____ SITE PLAN DATED 3-13-97

Maximum coverage of lot by structures _____ Census Tract 8 Traffic Zone 44 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] President Date 2/7/97

Department Approval Bill Noh Date 3-13-97

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

Utility Accounting [Signature] Bewer Clearance - No Add'l P.F. Date 3-13-97

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)