

FEE \$	—
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO. <u>60310</u>
FILE # <u>COU-1997-04.19</u>

1001-2620-05-9

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 715 ^{Fourth} 4TH AVENUE TAX SCHEDULE NO. 2945-231-14-004

SUBDIVISION BENTON CANON'S FIRST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING BLK 2 LOT 6-10 SQ. FT. OF EXISTING BLDG(S) 7,192

(1) OWNER PETER WIRTH NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 715 4TH AVENUE NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-3445 USE OF ALL EXISTING BLDGS OFFICE/WAREHOUSE

(2) APPLICANT TPI DESCRIPTION OF WORK & INTENDED USE: REMODEL

(2) ADDRESS 552 25 ROAD OFFICE/LIGHT MANUFACTURING

(2) TELEPHONE 243-4642

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE I-2 Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL)
or 35 from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL

Parking Req'mt 15

Special Conditions: _____

Maximum Height _____

Maximum coverage of lot by structures _____ CENS.T. 8 T.ZONE 44 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.

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 Chris M. [Signature] Date 5-15-97

Department Approval [Signature] Date 5/28/97

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

Utility Accounting [Signature] Date 5-28-97

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)