

Planning \$ <u>5.80</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>61149</u>
FILE #

### PLANNING CLEARANCE

1001-3310-015 (site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**



**\*\* THIS SECTION TO BE COMPLETED BY APPLICANT \*\***

BLDG ADDRESS 925 <sup>fourth</sup> AVE G5 TAX SCHEDULE NO. 2945-231-13-932

SUBDIVISION 2945-231-13-932 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 500 sq ft

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Mesa County NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS P.O. Box 20000 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) TELEPHONE 244-3233

(2) APPLICANT John Stratton USE OF ALL EXISTING BLDGS office

(2) ADDRESS 315 Spruce GJC DESCRIPTION OF WORK & INTENDED USE:  
Int. Remodel

(2) TELEPHONE 244-3233

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 PZ 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 -  
No change in use

Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ Census Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_ 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 John Stratton Date 7/11/97

Department Approval Marcia Rabideaux Date 7-11-97

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

Utility Accounting Costs included Date 7-11-97

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)