

Planning \$ <u>PD W/SPR</u>	Drainage \$ <u>NA</u>
TCP \$ <u>1,720.00</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>02871</u>
FILE # <u>SR-1997-092</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 2499 HWY 6 & 50 TAX SCHEDULE NO. 2945-094-00-062

SUBDIVISION RIVERSIDE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4,300

FILING _____ BLK _____ LOT 5 & 6 SQ. FT. OF EXISTING BLDG(S) 5,560

(1) OWNER VELVA V. CARNES NO. OF DWELLING UNITS NA
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 212 COUNTRY CLUB PARK DR.

(1) TELEPHONE 242-8522 NO. OF BLDGS ON PARCEL NA
 BEFORE: 2 AFTER: 2 CONSTRUCTION
MAIN BLDG / OFFICES

(2) APPLICANT BEN CARNES USE OF ALL EXISTING BLDGS SHED / STORAGE

(2) ADDRESS 212 COUNTRY CLUB PARK DR. DESCRIPTION OF WORK & INTENDED USE: REAL ESTATE
OFFICE ADDITION

(2) TELEPHONE 243-0456

✓ 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 C-2 Landscaping / Screening Required: YES X NO _____

SETBACKS: Front _____ from Property Line (PL) or 55 from center of ROW, whichever is greater Parking Req'mt Per plan

Side 0 from PL Rear 0 from PL Special Conditions: Work in Right-of-Way requires permit from Public Works Dept

Maximum Height 40 Census Tract 9 Traffic Zone 11 Annx # _____

Maximum coverage of lot by structures _____

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 Ben Carnes Date April 8, 1997

Department Approval [Signature] Date 11/10/97

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 10711
per City of Grand Junction

Utility Accounting [Signature] Date 11-12-97

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)