

FEE \$	<u>Paid</u>
TCP \$	<u>—</u>
RAINAGE FEE \$	<u>—</u>

BLDG PERMIT NO.	<u>58952</u>
FILE #	<u>COU-1997-004.5</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

1001-1610-06-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 739 Kimball Ave TAX SCHEDULE NO. 2945-231-17-008

SUBDIVISION Benton 1st Amended SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5,000

FILING — BLK 15 LOT 1/2 of 9, 10 to 12 SQ. FT. OF EXISTING BLDG(S) 5,000

(1) OWNER Steve Coglicetti NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 749 Kimball

(1) TELEPHONE 241-1228 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT G+G Medical Inc. USE OF ALL EXISTING BLDGS Yes

(2) ADDRESS 235 N. 7th DESCRIPTION OF WORK & INTENDED USE: Construct

(2) TELEPHONE 245-9054 2 interior rooms inside existing structure

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 L-2 Landscaping / Screening Required: YES NO

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

Side — from PL Rear — from PL Special Conditions: interior only

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 Bud Thompson Date 1-27-97

Department Approval Mike Kellert Date 1/27/97

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

Utility Accounting Jason Date 1/27/97

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)