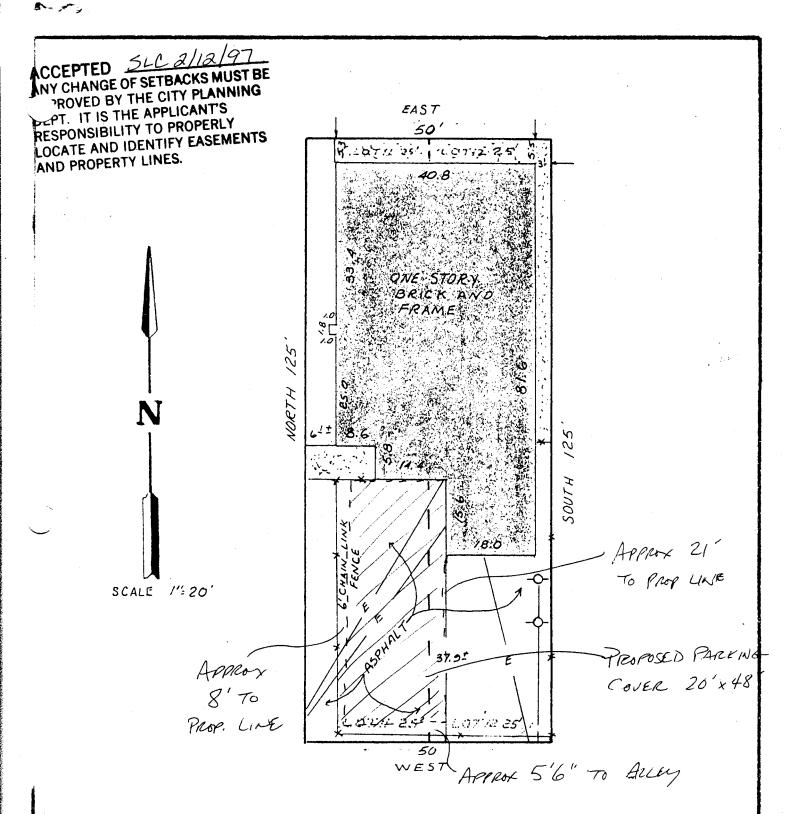
Planning \$ 10 00 Drainage \$	BLDG PERMIT NO. 59 UI
TCP\$ School Impact \$ -	FILE#
PLANNING CLEARANCE (site plan review, multi-family development, non-residential development) Grand Junction Community Development Department	
BLDG ADDRESS 725 ROOD AVE.	TAX SCHEDULE NO. 2945 - 144-17-005
SUBDIVISION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 960 SF
FILINGBLK 106 LOT 114 12.	SQ. FT. OF EXISTING BLDG(S) 3055 ±
OWNER TOM LACROIX	NO. OF DWELLING UNITS BEFORE: O AFTER: O CONSTRUCTION
(1) ADDRESS 725 ROOD AVE. (1) TELEPHONE 245 4601	NO. OF BLDGS ON PARCEL BEFORE:/ CONSTRUCTION
(2) APPLICANT GREG DUFF	USE OF ALL EXISTING BLDGS LAW OFFICES
(2) ADDRESS 2099 K Rd, FRUITA	DESCRIPTION OF WORK & INTENDED USE: CARPORT
(2) TELEPHONE 243-6293	PARKING ADDITION 20'x 48'
✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.	
ZONE S — This section to be completed by community development department staff ** Landscaping / Screening Required: YES NO	
SETBACKS: Front from Property Line (PL) or from center of ROW, whichever is greater Side from PL Rear from PL	Parking Req'mt Special Conditions:
Maximum Height Maximum coverage of lot by structures Cenusus Tract Traffic Zone 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.	
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 Suggest Signature	Date 2/12/97
Department Approval Sents Cost en	Date 2/12/97
Additional water and/or sewer tap fee(s) are required: Utility Accounting	YES NO X W/O No. <u>1007-0490-02-</u> Date <u>Z-12-97</u>
	CE (Section 9-3-2C Grand Junction Zoning & Development Code)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

(White: Planning)

(Yellow: Customer)



IMPROVEMENT LOCATION CERTIFICATE

Legal Description:

725 Rood Avenue, Lots 11 & 12, Block 106, City of Grand Junction, County of Mesa, State of Colorado.

I hereby certify that this improvement location certificate was prepared for Modern Savings & Loan Association , that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence. building or other future improvement lines.