

Planning \$ <u>5.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>62995</u>
FILE # <u> </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 1250 E. SHERWOOD TAX SCHEDULE NO. 2945-113-17-001

SUBDIVISION Sherwood Addn SQ. FT. OF PROPOSED BLDG(S)/ADDITION -0-

FILING BLK 13 LOT 1 SQ. FT. OF EXISTING BLDG(S) 6928

(1) OWNER BAIRD B. BROWN NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: CONSTRUCTION

(1) ADDRESS P.O. BOX 2207 G.J. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-8250

(2) APPLICANT KEYSTONE CUSTOM BLDGS USE OF ALL EXISTING BLDGS LAW OFFICES/COMM.

(2) ADDRESS P.O. BOX 1807 G.J. DESCRIPTION OF WORK & INTENDED USE: NEW

(2) TELEPHONE 243-9428 OFFICE SPACE AND FILE STORAGE

✓ 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 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

Maximum Height no change in use

Maximum coverage of lot by structures Census Tract 4 Traffic Zone 34 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 [Signature] Date 11-17-97

Department Approval [Signature] Date 11-17-97

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. TR-83080

Utility Accounting [Signature] 11 Employees C7740- Date 11-17-97

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)