Planning \$ 500	Drainage \$		BLDG PERMIT NO. 59416
TCP\$ D	School Impact \$		FILE#
PLANNING CLEARANCE			
(site plan review, multi-family development, non-residential development) Grand Junction Community Development Department			
METHIS SECTION TO BE COMPLETED BY ADDITION TO			
BLDG ADDRESS 1227 Winters Ave			
SUBDIVISION Colo. West Dev Park		SQ. FT. OF PROPOSED BLDG(S)/ADDITION	
FILING BLK LOT		SQ. FT. OF EXISTING BLDG(S)	
OWNER B. F. I.		NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION	
(1) ADDRESS 1227 Winters Ave			
(1) TELEPHONE 242-8045		NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION	
(2) APPLICANT DOWD Const.		USE OF ALL EXISTING BLDGS Residery OFFICE	
(2) ADDRESS 555 1/2 2834 Rel		DESCRIPTION OF WORK & INTENDED USE:	
(2) TELEPHONE 241-1169		10 X10 OFFICE SPACE	
✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.			
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF THE			
ZONE L		Landscaping / Screenin	g Required: YES NO
SETBACKS: Front from Property Line (PL) of from center of ROW, whichever is greater Side from PL Rear from PL		Parking Req'mt	
		Special Conditions: Interior Remodel	
		No Change in Use	
Maximum Height	structures	Cenusus Tract	Traffic Zone 44 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 frames 4. Course Date 3-10-97			
Department Approval Sents 1 (astella Date 3-10-97			
Additional water and/or sewer tap fee(s) are required: YES NO W/O No./00/- 3370-07-b			
Utility Accounting Charles FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)			

(Pink: Building Department)

(Goldenrod: Utility Accounting)

(White: Planning)

(Yellow: Customer)