Planning \$ 5 minute \$	BLDG PERMIT NO. (07503
TCP \$ School Impact \$	FILE #
PLANNING CLEARANCE	
(site plan review, multi-family development, non-residential development) <u>Grand Junction Community Development Department</u>	
THIS SECTION TO BE COMPLETED BY APPLICANT	
	TAX SCHEDULE NO. 2945-091-03-002
SUBDIVISION Durham Center Sub	SQ. FT. OF PROPOSED BLDG(S)/ADDITION
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S)
() OWNER SCOT STEWART	NO. OF DWELLING UNITS BEFORE:
(1) ADDRESS	
(2) APPLICANT KINDFOR CONSTRUCTION	USE OF ALL EXISTING BLDGS
(2) ADDRESS 437 No 19th 51.	DESCRIPTION OF WORK & INTENDED USE:
⁽²⁾ TELEPHONE 245-1930	DEMOLISH BUILDING & SHED
✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.	
ZONE	COMMUNITY DEVELOPMENT DEPARTMENT STAFF ** Landscaping / Screening Required: YES NO
SETBACKS: Front from Property Line (PL) or from center of ROW, whichever is greater	Parking Req'mt
	Special Conditions: Any redevelopment
Side from PL Rear from PL	Will require further review
Maximum Height Maximum coverage of lot by structures	Cenusus Tract 4 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.	
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	Date 10/28/98
Department Approval Scuta Costello Date 0-28-98	
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. <u>34707-890</u>	
Utility Accounting Date 10-28-98	
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)	