

Planning \$ <u>10.00</u>	Drainage \$ <u>    </u>
TCP \$ <u>    </u>	School Impact \$ <u>    </u>

BLDG PERMIT NO. <u>1000009</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 2135 N. 7th St. TAX SCHEDULE NO. 2945-111-04-004

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 5,800

(1) OWNER JAMES GRISIER NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 2135 N. 7th St NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-8245 USE OF ALL EXISTING BLDGS office

(2) APPLICANT FOLKESTAD CONST DESCRIPTION OF WORK & INTENDED USE: enclose

(2) ADDRESS 2457 INDUSTRIAL BLVD lobby area

(2) TELEPHONE 245-1434

✓ 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 B-2 Landscaping / Screening Required: YES \_\_\_\_\_ NO X

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

Side 0 from PL Rear 0 from PL Special Conditions: \_\_\_\_\_

Maximum Height 40

Maximum coverage of lot by structures 40% Genus Tract 4 Traffic Zone 25 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 8/14/98

Department Approval [Signature] cb 1/11/99 Date 8/14/98

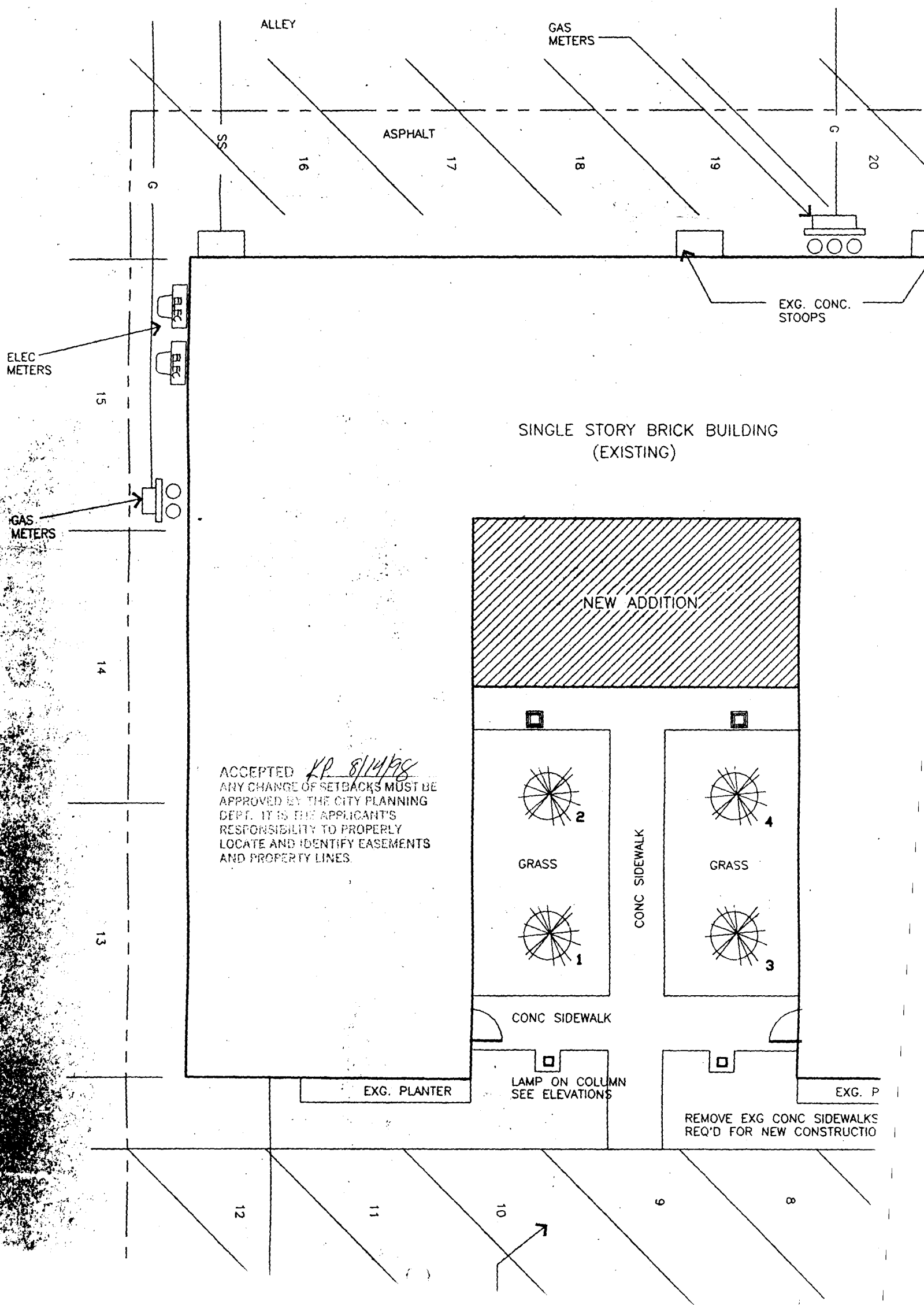
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO ✓ W/O No. \_\_\_\_\_

No additional employees

Utility Accounting R. Raymond Date 8/14/98

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)



ALLEY

GAS METERS

ASPHALT

EXG. CONC. STOOPS

SINGLE STORY BRICK BUILDING (EXISTING)

NEW ADDITION

ACCEPTED *KP 8/14/98*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

GRASS

GRASS

CONC SIDEWALK

CONC SIDEWALK

EXG. PLANTER

LAMP ON COLUMN  
 SEE ELEVATIONS

EXG. P

REMOVE EXG CONC SIDEWALKS  
 REQ'D FOR NEW CONSTRUCTION

ELEC METERS

GAS METERS

6

15

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