

Planning \$ <u>500</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>10101008</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 2232 N. 7th St. TAX SCHEDULE NO. 2945-111-00-110

~~SUBDIVISION~~ SUITE B SQ. FT. OF PROPOSED BLDG(S) REMODEL-1115

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

LEASEE OWNER JOE ELLIOTT NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 3616 RIDGE CT. NO. OF BLDGS ON PARCEL EXISTING

(1) TELEPHONE 256-7021 BEFORE: _____ AFTER: _____ CONSTRUCTION

(2) APPLICANT JOE GAMBILL USE OF ALL EXISTING BLDGS OFFICE-RETAIL

(2) ADDRESS 628 N. PLAZER CT. DESCRIPTION OF WORK & INTENDED USE: REMODEL

(2) TELEPHONE 256-0657 EXIST. UNIT - OFFICE FOR IN-HOME THERAPY

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 _____ from center of ROW, whichever is greater
 Parking Req'mt existing

Side _____ from PL Rear _____ from PL Special Conditions: Interior remodel - no change in use

Maximum Height _____ Census Tract 5 Traffic Zone 27 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 Joe P. Gambill Date 8-20-98

Department Approval Kathleen Porter Date 8/21/98

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

Utility Accounting R. Raymond Date 8/21/98

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)