

Planning \$ <u>51-</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>07848</u>
FILE #

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 136^N 77^E TAX SCHEDULE NO. 2945-144-17-975

SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1202 SF

FILING - BLK 106 LOT 8-10 SQ. FT. OF EXISTING BLDG(S) 5484

(1) OWNER REIMER DEVELOPMENT NO. OF DWELLING UNITS
 BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 2009 S. BROADWAY

(1) TELEPHONE 970-245-4343 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT KETCHUM CONSTRUCTION USE OF ALL EXISTING BLDGS PROFESSIONAL OFFICE SPACE

(2) ADDRESS 981 25 ROAD DESCRIPTION OF WORK & INTENDED USE: OFFICE MACHINE RETAIL

(2) TELEPHONE 255-0175 TENANT FINISH IN EXISTING SF.

✓ 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-3 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: DDA

Maximum Height - no change in use (expansion)

Maximum coverage of lot by structures - Census Tract 2 Traffic Zone 41 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 11-17-98

Department Approval [Signature] Date 11-17-98

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

Utility Accounting [Signature] Date 11/17/98

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)