

Planning \$ <u>5.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>107414</u>
FILE # <u>—</u>

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

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THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 706 So 9th St TAX SCHEDULE NO. 2945-231-03-005

SUBDIVISION Milldale SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 9 LOT 29-32 SQ. FT. OF EXISTING BLDG(S) 7600 +/-

(1) OWNER Gary Dean NO. OF DWELLING UNITS  
 BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 706 So. 9th St NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-9511 USE OF ALL EXISTING BLDGS office/warehouse/  
light manufacturing

(2) APPLICANT Ford Const DESCRIPTION OF WORK & INTENDED USE: interior remodel

(2) ADDRESS 714 Arrowest

(2) TELEPHONE 245-9343

✓ 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 I-2 Landscaping / Screening Required: YES — NO existing

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

Side — from PL in front from PL  
 Special Conditions: interior remodel - no change  
of use - light manufacturing - sewing production

Maximum Height — Census Tract 8 Traffic Zone 44 Annx # —

Maximum coverage of lot by structures —

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 Charles Stone Date 10-20-98

Department Approval Kathleen M. Porter Date 10/20/98

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

Utility Accounting K. Duran Date 10/20/98

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)