

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

BLDG PERMIT NO. <u>105053</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 533 Beqant #B TAX SCHEDULE NO. 2945-103-34-002
SUBDIVISION Grace Commercial SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
FILING _____ BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER Vona Murphy NO. OF DWELLING UNITS
BEFORE: — AFTER: — CONSTRUCTION
(1) ADDRESS 533 Beqant #A
(1) TELEPHONE 241 7844 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ CONSTRUCTION
(2) APPLICANT Chris Kendrick Const USE OF ALL EXISTING BLDGS Commercial office/Retail
(2) ADDRESS 231 W. Fallen Rock Rd DESCRIPTION OF WORK & INTENDED USE:
(2) TELEPHONE 245 8987 Tenant Improvement

✓ 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 C-2 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: Interior Remodel
No Change In Use
Maximum Height _____ Genus Tract 4 Traffic Zone 98 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 _____ Date 5-1-98
Department Approval Lucrecia Costello Date 5-1-98
Additional water and/or sewer tap fee(s) are required: YES _____ NO — W/O No. 72 84887
Utility Accounting Richardson Date 5-1-98

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)

Planning \$ <u>—</u>	Drainage \$ <u>—</u>
TCP \$ <u>244.00</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO.
FILE # <u>SPR-1497-113</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 00541 Bogart Lane TAX SCHEDULE NO. 2945-103-34-004

SUBDIVISION Grace Bogart SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~700~~ 19 x 30 (494 sq ft)

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 3120

(1) OWNER Jack Bogart NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 527 Bogart Lane NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 2 CONSTRUCTION

(1) TELEPHONE 245-1111 USE OF ALL EXISTING BLDGS Vehicle Repair

(2) APPLICANT Richardson DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 2327 S Red G J 81505 Paint Drying Booth

(2) TELEPHONE 245-7470

Submittal requirements are outlined in the STD (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 Landscaping/Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) or 25' from center of ROW, whichever is greater. Parking Req't _____

Side 0 from PL Rear 0 from PL Special Conditions: _____

Maximum Height 40 Census Tract 4 Traffic Zone 10 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 Richardson Date _____

Department Approval White Pelletier Date 1/13/98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. # 9689 & JR-8428

Utility Accounting Richardson Date 1-20-98
adding Paint Booth

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)