

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

BLDG PERMIT NO. <u>64678</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 2845 Cherokee Ave TAX SCHEDULE NO. 2943-182-00-001  
SUBDIVISION Dew 2943-182-0 SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 12,000 (9000<sup>sq</sup>)  
(1) OWNER Emerson Inc NO. OF DWELLING UNITS (no printing at this location) book bindings  
(1) ADDRESS 685 West Gunnison Unit 104 BEFORE: 1 AFTER: 1 CONSTRUCTION \_\_\_\_\_  
(1) TELEPHONE 243-2722 NO. OF BLDGS ON PARCEL \_\_\_\_\_  
(2) APPLICANT Garrett Walker BEFORE: 1 AFTER: 1 CONSTRUCTION \_\_\_\_\_  
(2) ADDRESS 879 2A Road USE OF ALL EXISTING BLDGS Office / Factory  
(2) TELEPHONE 241-9020 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
Interior Tenant Finish for new Owner - Drywall, Carpet

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-1 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Req'mt no change  
Maximum Height \_\_\_\_\_ Special Conditions: No change in use  
Maximum coverage of lot by structures \_\_\_\_\_ no new employees (14 employees) - no retail -  
Genus Tract 7 Traffic Zone 39 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 2-13-98

Department Approval Ronnie Edwards Date 3-13-98

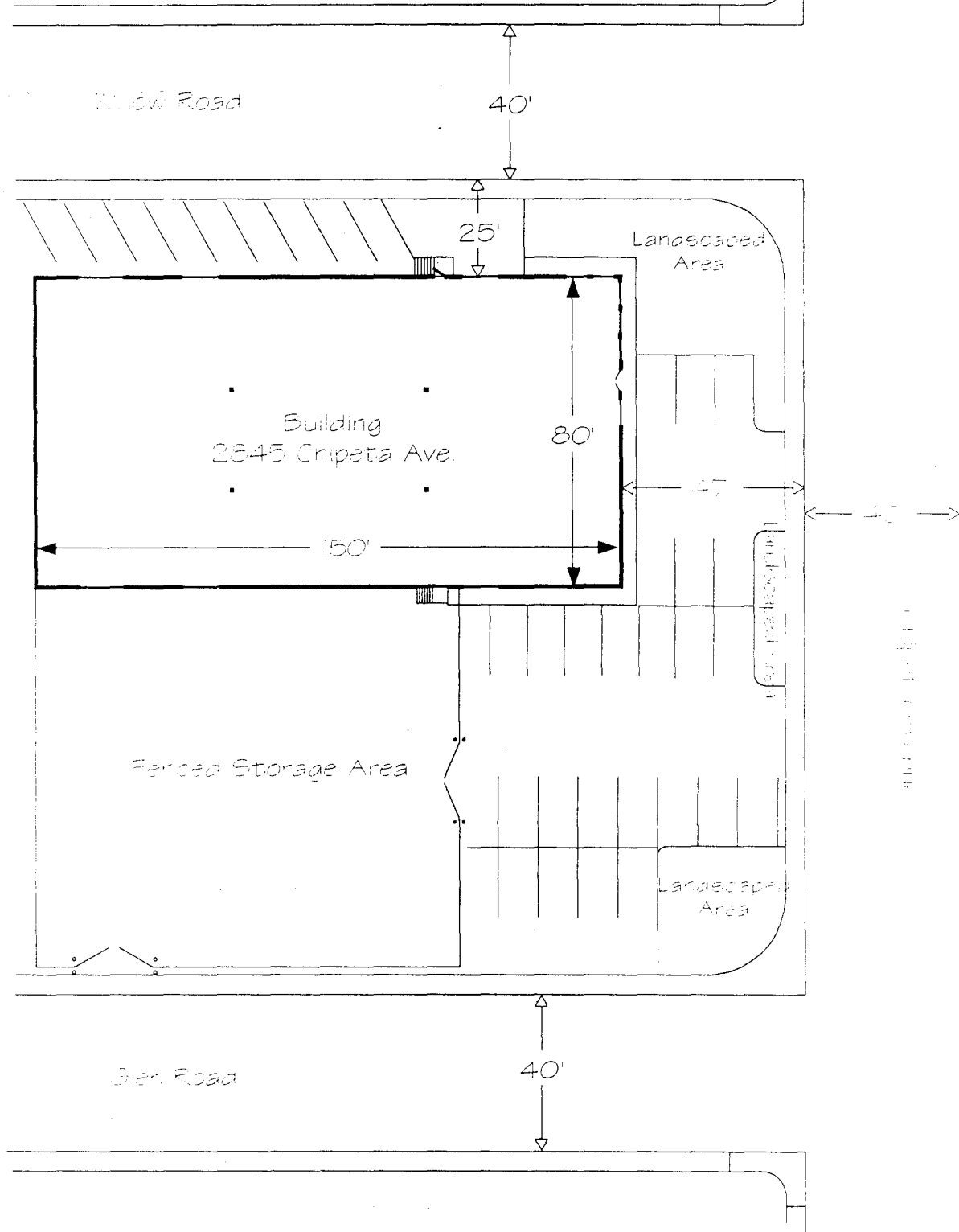
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO 1 W/O No. No change

Utility Accounting [Signature] Date 3/19/98

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)

ACCEPTED 3-13-98 *XV* *per EE*  
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.



Scale 1" = 40'