

Planning \$ <u>5-</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>66389</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

#34794-
92687

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2484 Commerce TAX SCHEDULE NO. 2945-091-04-012

SUBDIVISION Benson Commercial SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT 5 SQ. FT. OF EXISTING BLDG(S) 7500

(1) OWNER Jack Rich / Davin Carei NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 1005 N. 12th #211 NO. OF BLDGS ON PARCEL
BEFORE: one AFTER: one CONSTRUCTION

(1) TELEPHONE 241-9399 USE OF ALL EXISTING BLDGS hide-plux

(2) APPLICANT Arthur Pastel DESCRIPTION OF WORK & INTENDED USE: tenant finish

(2) ADDRESS 1005 N. 12th #211 open office space

(2) TELEPHONE 241-9399

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't 4 spaces for this use

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

Maximum Height _____
Maximum coverage of lot by structures _____
Census Tract 9 Traffic Zone 97 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 9-17-98

Department Approval [Signature] Date 9-17-98

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

Utility Accounting [Signature] Date 9-18-98

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)