

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

BLDG PERMIT NO. <u>106941</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 805 FALCON WAYS TAX SCHEDULE NO. 2701-2541-081001
 SUBDIVISION 30 M SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER 3D SYSTEMS NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS 805 FALCON WAYS NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE (970) 257-4517
 (2) APPLICANT 3D SYSTEMS USE OF ALL EXISTING BLDGS _____
 (2) ADDRESS 805 FALCON WAYS DESCRIPTION OF WORK & INTENDED USE: ADDING
ONE INTERIOR WALL +
REPAIRS ETC
 (2) TELEPHONE (970) 257-1520

✓ 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 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: _____
 Maximum Height _____
 Maximum coverage of lot by structures _____
 Genusus Tract _____ Traffic Zone _____ 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 Vicki Beall Date SEPT. 16, 1998

Department Approval [Signature] Date 9-16-98

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

Utility Accounting [Signature] Date 9-16-98

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)

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Grand Junction Community Development Department

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BLDG ADDRESS 805 FALCON WAS TAX SCHEDULE NO. 2701.254.08.001
 SUBDIVISION 30 Moon SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER 3D SYSTEMS NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS 805 FALCON WAS NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE (970) 257-4517
 (2) APPLICANT 3D SYSTEMS USE OF ALL EXISTING BLDGS _____
 (2) ADDRESS 805 FALCON WAS DESCRIPTION OF WORK & INTENDED USE: ADDING
 (2) TELEPHONE (970) 257-1520 ONE INTERIOR WALL to hide water
piping etc - adding etc.

✓ 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 RI Landscaping / Screening Required: YES _____ NO 20
 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: no change in use
 Maximum Height _____
 Maximum coverage of lot by structures _____
 Census Tract _____ Traffic Zone _____ Annx # _____

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