

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

BLDG PERMIT NO. <u>63656</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 744 HORIZON CT TAX SCHEDULE NO. 2701-361-26-035
SUBDIVISION HORIZON PARK PLAZA SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING BEK Lot E 1/2 208, 9-11 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Valley Plaza Ct NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) ADDRESS P.O. Box 240186
ORCHARD LAKE MI. 48324 NO. OF BLDGS ON PARCEL
(1) TELEPHONE 1-810-739-6910 BEFORE: 1 AFTER: 1 CONSTRUCTION
(2) APPLICANT Ray Davis USE OF ALL EXISTING BLDGS OFFICE
(2) ADDRESS 3761 North 15th Ct DESCRIPTION OF WORK & INTENDED USE:
(2) TELEPHONE 255-6788 TENANT FINISH

✓ 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 NO 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 -
Maximum Height _____
Maximum coverage of lot by structures _____ Census Tract 16 Traffic Zone 15 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 Ray Davis Date 1-26-98
Department Approval Bonnie Edwards Date 1-26-98
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 13836-8645
TR 83503
Utility Accounting Chick Date 1-26-98

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)