

244-1437

Planning \$ <u>5<sup>00</sup></u>	Drainage \$ <u>    </u>
TCP \$ <u>    </u>	School Impact \$ <u>    </u>

BLDG PERMIT NO. <u>104913</u>
FILE # <u>    </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 2651 Hwy 50 TAX SCHEDULE NO. 2945-261-15-005 & 010

SUBDIVISION Orchard Mesatts SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING      BLK 20 LOT 17-25 SQ. FT. OF EXISTING BLDG(S) 3,000

(1) OWNER MARUCA INVESTMENTS NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 1120 WELLINGTON GI 81501 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) TELEPHONE      USE OF ALL EXISTING BLDGS     

(2) APPLICANT same DESCRIPTION OF WORK & INTENDED USE:     

(2) ADDRESS      Upgrade existing wall and door to  
a 1 hour fire rating

(2) TELEPHONE 970 2432907

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 H.O. 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      Genus Tract 13 Traffic Zone 87 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 Joseph Mamea MD Date 4/16/98

Department Approval Stuta Costello KA Date 4-16-98

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

Utility Accounting Dede Overholt Date 4-16-98

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)