

69058 3/19/99

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

BLDG PERMIT NO.
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 2335 INTERSTATE AVE TAX SCHEDULE NO. 2701-323-04-006

SUBDIVISION INTERSTATE COMMERCIAL PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) 4000 SF

(1) OWNER J. DYER CONST. INC. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 603 ROOD AVE. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (970) 245-8610 USE OF ALL EXISTING BLDGS SHOP/OFFICE

(2) APPLICANT JON DYER DESCRIPTION OF WORK & INTENDED USE: INTERIOR OFFICE EXPANSION

(2) ADDRESS 603 ROOD AVE.

(2) TELEPHONE (970) 245-8610

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 T-1 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 only no new employees - no change in use

Maximum Height Census Tract 14 Traffic Zone 1e Annx #

Maximum coverage of lot by structures

Modifications to this Planning Clearance must be approved. The structure authorized by this application cannot be occupied if a Certificate of Occupancy has been issued by the Building Department in the public right-of-way must be guaranteed prior to issuance of a permit. All site improvements required by this permit shall be maintained in an acceptable and healthy condition. If an unhealthy condition is required by the G.J. Zoning and Development Code, the applicant shall be responsible for the cost of such improvements.

Four (4) sets of final construction drawings must be submitted with the Planning Clearance. One stamped set must be available on the job site during the Planning Clearance process.

I hereby acknowledge that I have read this application and all applicable ordinances, laws, regulations, or restrictions which apply to this project, and I understand the action, which may include but not necessarily be limited to the following:

12-17-98 - left msg for John to call me back
 12-18-98 - left msg for John to call me back
 12-21-98 - left msg for John to call me back

Department Director and a Certificate of Occupancy for the proposed improvements required by this permit shall be issued within 30 days of the Planning Clearance process. Any and all codes, ordinances, laws, regulations, or restrictions which apply to this project shall result in legal action.

Applicant's Signature Jon K. Dyer Date 4-22-98

Department Approval A. Valdes Date 4-22-98

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

Utility Accounting Date 4/22/98

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)