

Planning \$ <u>10.00</u>	Drainage \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>07718</u>
FILE # <u>NA</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 150 W. Main TAX SCHEDULE NO. 2945-154-05-010
 SUBDIVISION Mesa Co. Justice SQ. FT. OF PROPOSED BLDG(S)/ADDITION 160 sq ft.
 FILING _____ BLK 6 LOT 6-11 SQ. FT. OF EXISTING BLDG(S) 6500
 (1) OWNER Rita Johnson NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 675 Brentwood Palisade
 (1) TELEPHONE 464-5626 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (2) APPLICANT Jim Mullis USE OF ALL EXISTING BLDGS Business
 (2) ADDRESS 2208 Mudgett DESCRIPTION OF WORK & INTENDED USE:
 (2) TELEPHONE 243-5184 Storage addition

✓ 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 X
 SETBACKS: Front _____ from Property Line (PL) or _____
25 from center of ROW, whichever is greater Parking Req'mt _____
 Side 0 from PL Rear 0 from PL Special Conditions: _____
 Maximum Height 40
 Maximum coverage of lot by structures _____ Genus Tract 9 Traffic Zone 100 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.

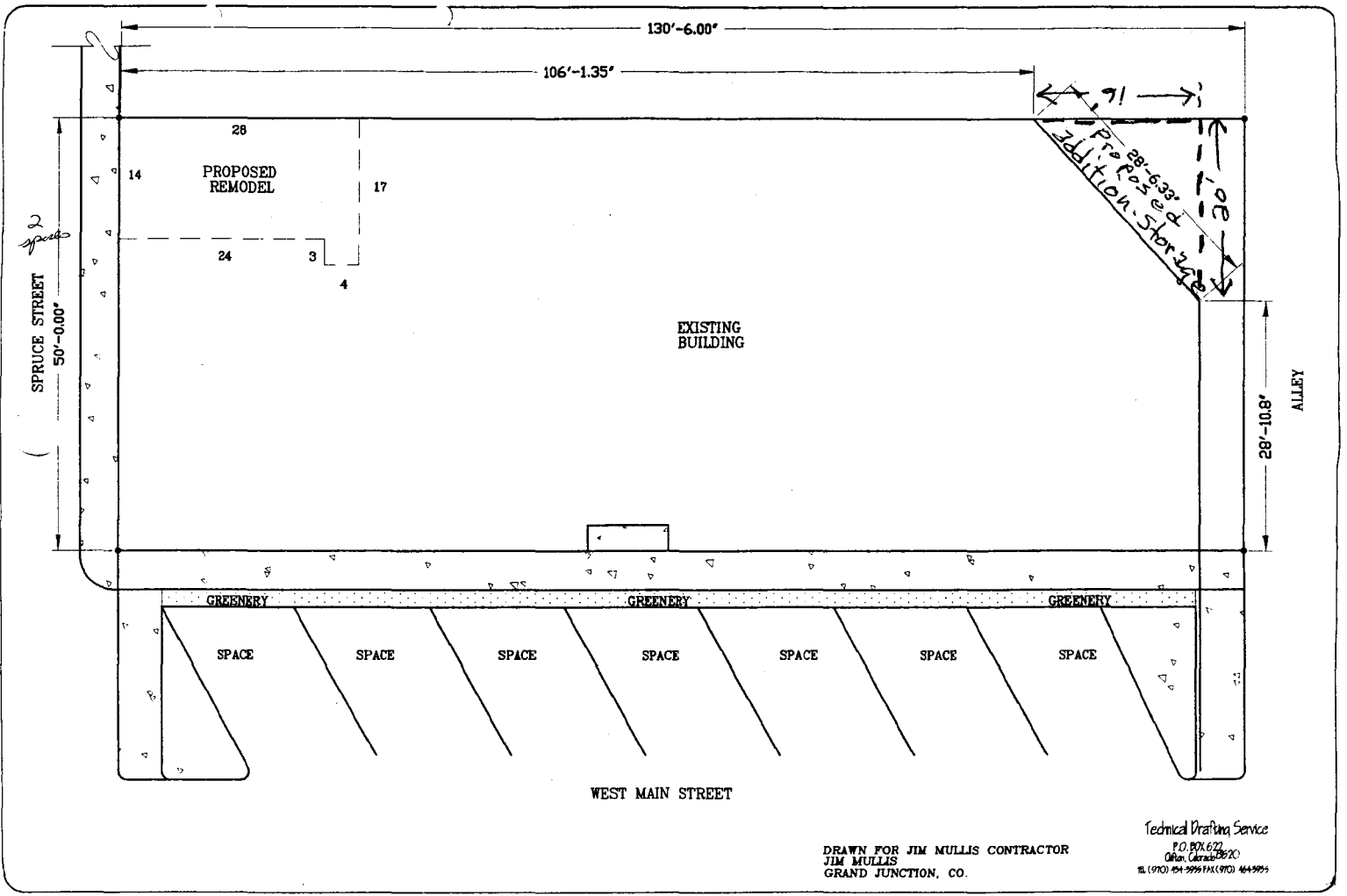
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 Jim Mullis Date _____
 Department Approval Walter J. Albrecht Date 10/16/98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 1211-763
 Utility Accounting Richardson Date 10-16-98

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)



DRAWN FOR JIM MULLIS CONTRACTOR
 JIM MULLIS
 GRAND JUNCTION, CO.

Technical Drafting Service
 P.O. BOX 622
 Grand Junction, CO 81502
 TEL (970) 241-2995 FAX (970) 244-2995

ACCEPTED *KCA 10/16/98*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANTS
 CARRY THE BURDEN OF PROOF AS TO THE
 LOCATION AND DIMENSIONS OF SETBACKS
 AND PROPOSED IMPROVEMENTS.

*Census 9
 traffic 100*