

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

BLDG PERMIT NO. <u>63586</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 820 ROAD TAX SCHEDULE NO. 2945 144 09 011

SUBDIVISION City of Grand Jct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION

FILING BLK 92 LOT 27-28 SQ. FT. OF EXISTING BLDG(S) 3500 x 2 = 7000

(1) OWNER JDS ENTERPRISES NO. OF DWELLING UNITS
 BEFORE: 4 AFTER: 4 CONSTRUCTION

(1) ADDRESS PO Box 3411 Grand Jct. 81501 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242 5006 USE OF ALL EXISTING BLDGS apts

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

(2) ADDRESS REMODEL OF EXISTING BLDG.

(2) TELEPHONE

✓ 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 B-3 Landscaping / Screening Required: YES NO

SETBACKS: Front from Property Line (PL) or Parking Req'mt
 from center of ROW, whichever is greater

Side from PL Rear from PL Special Conditions Interior remodel

Maximum Height only - no change in use

Maximum coverage of lot by structures Census Tract 2 Traffic Zone 41 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 Fisher Date 1-16-98

Department Approval Richardson Date 1-16-98

Additional water and/or sewer tap fee(s) are required: YES NO ✓ W/O No. 2655-1657

Utility Accounting Richardson Date 1-16-98

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)