

Planning \$140.- Paid	Drainage \$
TCP \$1,288.32	School Impact \$ -

BLDG PERMIT NO. 100000
FILE # SPR-1998-159

## 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 2236 Sanford drive TAX SCHEDULE NO. 2701-313-08-001  
 SUBDIVISION SWD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5280 ft<sup>2</sup>  
 FILING \_\_\_\_\_ BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 24020 ft<sup>2</sup>  
 (1) OWNER George Eidsness NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (1) ADDRESS 2236 Sanford Drive NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (1) TELEPHONE (970) 256-1081 USE OF ALL EXISTING BLDGS Non-Residential  
 (2) APPLICANT Bemi and Harrell DESCRIPTION OF WORK & INTENDED USE:  
 (2) ADDRESS PO. box 3648 G.J. CO. 81502 Addition for auto-body work  
 (2) TELEPHONE 243-8022

✓ 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 I-1 Landscaping / Screening Required: YES \_\_\_\_\_ NO   
 SETBACKS: Front - from Property Line (PL) or 25' from center of ROW, whichever is greater Parking Req'mt additional 8 regular & 4 truck  
 Side 0 from PL Rear 0 from PL Special Conditions: NONE  
 Maximum Height 65'  
 Maximum coverage of lot by structures \_\_\_\_\_ Census Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_ 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 [Signature] Date 6-23-98

Department Approval [Signature] Date 10-13-98

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

Utility Accounting [Signature] Date 10/13/98

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)

9-23-98

I have approved the remodeling  
and house extension of Norman &  
Virginia Luepschen's home at 2110  
Sandlwood Ct. with the understanding  
a permit must also be approved  
by the city planning & zoning dept.

Phyllis Loler — 245-2681  
Spring Valley architectural committee.