

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>63098</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 1404 UTE AVE TAX SCHEDULE NO. 2945-133-17-972
SUBDIVISION Keith's Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION 32
FILING _____ BLK 0 LOT 3132 SQ. FT. OF EXISTING BLDG(S) 2500
(1) OWNER VFW Post 1247 NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 CONSTRUCTION
(1) ADDRESS 1404 UTE AVE NO. OF BLDGS ON PARCEL
GRAND JCT, CO 81503 BEFORE: 1 AFTER: 1 CONSTRUCTION
(1) TELEPHONE 242-9940
(2) APPLICANT M. J. SALAS, ^{Post} EMDR USE OF ALL EXISTING BLDGS POST / CANTEEN
(2) ADDRESS 1179 SANTA CLARA DESCRIPTION OF WORK & INTENDED USE: CONCRETE
GRAND JCT, CO 81503 Block Vestibule, Wind Break
(2) TELEPHONE 243-6166

8 1/2 x 11 site plan -
✓ 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 _____
SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt _____
UTE 55' from center of ROW, whichever is greater
14th 25' Side 0 from PL Rear 0 from PL Special Conditions: _____
Maximum Height 40
Maximum coverage of lot by structures _____ Census Tract 7 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.

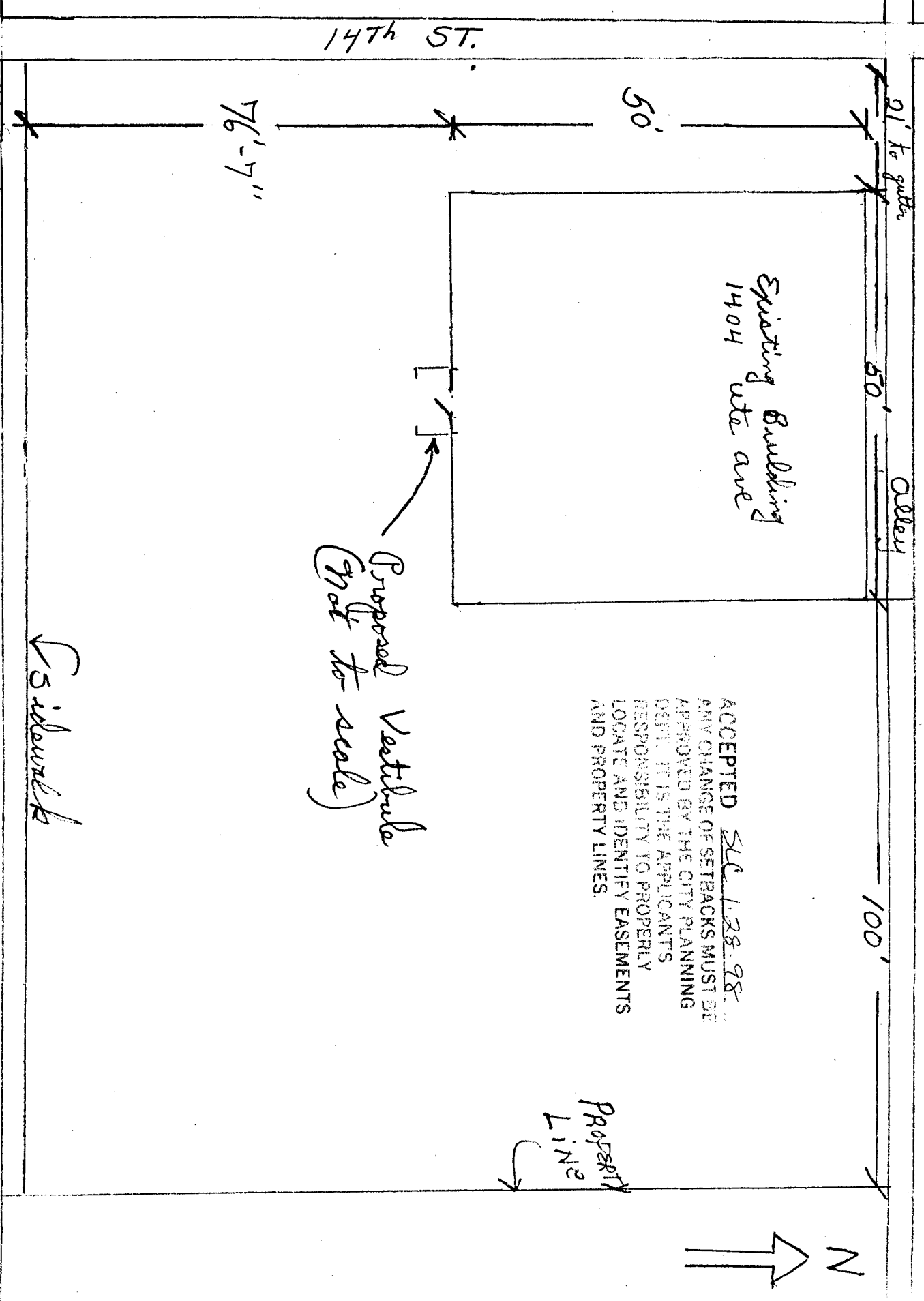
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 [Signature] Date 28 Jan '98
Department Approval [Signature] Date 1-28-98
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. TR-83527
Utility Accounting [Signature] Date 1-28-98

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)



14th ST.

91' to gutter

50'

76'-7"

50'

Alley

Existing Building
1404 Wte ave

Proposed Vestibule
(Not to scale)

ACCEPTED SLC 1.28.98
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

100'

Sidewalk

Wte ave

PROPERTY
LINE

