

Planning \$ <del>PAID</del> w/SPR	Drainage \$ 262.41
TCP \$ 0	School Impact \$ N/A

BLDG PERMIT NO. 04734
FILE # SPR-1998-054

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

2763-1737

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>803 White Ave</u>	TAX SCHEDULE NO. <u>2945-14<sup>4</sup>-09-001</u>
SUBDIVISION <u>City of Grand Junction</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1232</u>
FILING <u>BLK 92</u> LOT <u>1&amp;2</u>	SQ. FT. OF EXISTING BLDG(S) <u>1232</u>
(1) OWNER <u>Rachelle Tebyani</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: _____ CONSTRUCTION
(1) ADDRESS <u>803 White Ave</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: _____ CONSTRUCTION
(1) TELEPHONE <u>970-263-4144</u>	USE OF ALL EXISTING BLDGS _____
(2) APPLICANT <u>Mark N. Williams</u>	DESCRIPTION OF WORK & INTENDED USE: _____
(2) ADDRESS <u>Box 23 Grand Jct. CO 81502</u>	<u>Convert to Law Office</u>
(2) TELEPHONE <u>970-242-2111</u>	

✓ 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 <u>B-3</u>	Landscaping / Screening Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: Front _____ from Property Line (PL) or <u>25</u> from center of ROW, whichever is greater	Parking Req'mt <u>As per plan (3 min.)</u>
Side <u>10</u> from PL Rear <u>0</u> from PL	Special Conditions: <u>NONE</u>
Maximum Height <u>40</u>	
Maximum coverage of lot by structures <u>N/A</u>	Census Tract <u>2</u> Traffic Zone <u>41</u> 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 <u>Mark Williams</u>	Date <u>3/4/98</u>
Department Approval <u>[Signature]</u>	Date <u>3/17/98</u>
Additional water and/or sewer tap fees are required: YES _____ NO <input checked="" type="checkbox"/> W/O No: _____	
Utility Accounting <u>[Signature]</u>	Date <u>3-17-98</u>

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)