

Planning \$ <u>5, —</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>11187</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1114 N 1st St. #1C & 1D **TAX SCHEDULE NO.** 2945-113-24-911 001

SUBDIVISION LOT 1 SHERWOOD PARK Minor **SQ. FT. OF PROPOSED BLDG(S)/ADDITION** _____

FILING — **BLK** — **LOT** 1 **SQ. FT. OF EXISTING BLDG(S)** _____

OWNER GRAND VALLEY FOOT & ANKLE **NO. OF DWELLING UNITS: BEFORE** 1 **AFTER** _____
CONSTRUCTION

ADDRESS SAME **NO. OF BLDGS ON PARCEL: BEFORE** 1 **AFTER** _____
CONSTRUCTION

TELEPHONE 245-3338 **USE OF ALL EXISTING BLDGS** OFFICES

APPLICANT SUN KING **DESCRIPTION OF WORK & INTENDED USE:** _____

ADDRESS P.O. Box 3299 INTERIOR TENANT FINISH FOR
FOOT DRs.

TELEPHONE 970-245-9173

✓ **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: 25' from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: — from PL **REAR:** — from PL **PARKING REQUIREMENT:** _____

MAXIMUM HEIGHT 40' **SPECIAL CONDITIONS:** Interior only
HC1U

MAXIMUM COVERAGE OF LOT BY STRUCTURES — **CENSUS TRACT** 4 **TRAFFIC ZONE** 34 **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 Grand Junction 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** 7/23/99

Department Approval [Signature] **Date** 7-21-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting <u>Kranc</u>			Date <u>7/26/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)