

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>71114</u>
FILE # <u>RZ-1998-031</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

15410-26895

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 631 24 1/2 RD

TAX SCHEDULE NO. 2945-043-00147

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000 (EXISTING)

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) 960 ± 1178

OWNER WARREN B. DETMER

NO. OF DWELLING UNITS: BEFORE 2 AFTER 2
CONSTRUCTION

ADDRESS 639 24 1/2 RD

NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 3
CONSTRUCTION

TELEPHONE 245-1930

USE OF ALL EXISTING BLDGS RESIDENCE
BUSINESS OFFICE
STORAGE

APPLICANT SAME

DESCRIPTION OF WORK & INTENDED USE: ADD BATHROOMS

ADDRESS _____

AND CONVERT STORAGE BLDG TO RETAIL

TELEPHONE _____

SALES BUILDING

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

LINE H0
SETBACKS: FRONT: PDE SITE PLAN APPROVED 1-8-99
_____ from Property Line (PL) or
_____ from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: PDE RZ-1998-031

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 9 TRAFFIC ZONE 5 ANNEX _____

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 7/9/99

Department Approval Bill N...

Date 7-9-99

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>7-8-99</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)