

Planning \$ 7d.	Drainage \$ 590.00
TCP \$ 5,782.00	School Impact \$ N/A

BLDG PERMIT NO. 71442
FILE # SPR-1999-196

### 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 511 28 1/4 ROAD TAX SCHEDULE NO. 2943-073-00-124

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200 SF

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 11,150 SF

(1) OWNER ELDEN L. BOH NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 1533 CRESTVIEW CT. NO. OF BLDGS ON PARCEL  
(1) TELEPHONE (970) 242-1369 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT ELDEN L. BOH USE OF ALL EXISTING BLDGS BINGO HALL

(2) ADDRESS 1533 CRESTVIEW CT. DESCRIPTION OF WORK & INTENDED USE: BLDG. ADDITION  
(2) TELEPHONE (970) 242-1369 - POOL HALL / SALES / REPAIR / STORAGE

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-1 Landscaping / Screening Required: YES  NO \_\_\_\_\_

SETBACKS: Front 25' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 119 spaces + 5.H.C.

Side 0 from PL Rear 10' from PL Special Conditions: 119 spaces + 5.H.C. <sup>LVB</sup>

Maximum Height 40'

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 Elden Boh Date 8-16-99

Department Approval Lu V Boren Date 9-21-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10585

Utility Accounting Blank Date 9/21/99

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)