

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

BLDG PERMIT NO. <u>6875</u> ⁴³⁴
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

2332-1445-^{3?}

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 123 7th ST

SUBDIVISION City of G.J.

FILING — BLK 105 LOT 13 thru 15

OWNER Ed Chamberlain

ADDRESS 433 main st

TELEPHONE 970 242 6804

APPLICANT Gary Hayden

ADDRESS 1935 parkside st

TELEPHONE 970 245-3171

TAX SCHEDULE NO. 2945-144,18,002

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900

SQ. FT OF EXISTING BLDG(S) 18000

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS office

DESCRIPTION OF WORK & INTENDED USE: office
tenant finish only

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

SETBACKS: FRONT: — from Property Line (PL) or — from center of ROW, whichever is greater

SIDE: — from PL REAR: — from PL

MAXIMUM HEIGHT —

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES — NO —

PARKING REQUIREMENT: —

SPECIAL CONDITIONS: tenant finish
only

CENSUS TRACT 2 TRAFFIC ZONE 41 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 1/25/99

Department Approval [Signature] Date 8-25-99

Additional water and/or sewer tap fee(s) are required	YES	NO <input checked="" type="checkbox"/>	W/O Non-occupancy use
Utility Accounting	<u>Lottie Kanover</u>		Date <u>1/25/99</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)