

Planning \$ <u>5⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>70451</u>
FILE #

PLANNING CLEARANCE

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

94

THIS SECTION TO BE COMPLETED BY APPLICANT

114-00-998

BUILDING ADDRESS 1803 NORTH 7TH ST. TAX SCHEDULE NO. 2945 - ~~43-45-001-004~~

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 324[#]

FILING — BLK 1 LOT 1 thru 5 SQ. FT. OF EXISTING BLDG(S) —

OWNER THE ART CENTER NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION

ADDRESS 1803 NORTH 7TH ST. NO. OF BLDGS ON PARCEL: BEFORE — AFTER —
 CONSTRUCTION

TELEPHONE 243-7337 USE OF ALL EXISTING BLDGS ART CENTER

APPLICANT PREMIER HOMES DESCRIPTION OF WORK & INTENDED USE: —

ADDRESS 2351 S. Rim-DR. 324[#] SLAB ON GRADE WITH ROOF
OPEN SIDES. USE AS KILN AREA.

TELEPHONE 242-9418

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE PB LANDSCAPING/SCREENING REQUIRED: YES — NO —

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

PARKING REQUIREMENT: —

SPECIAL CONDITIONS: —

MAXIMUM HEIGHT —

MAXIMUM COVERAGE OF LOT BY STRUCTURES — CENSUS TRACT 4 TRAFFIC ZONE 34 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).

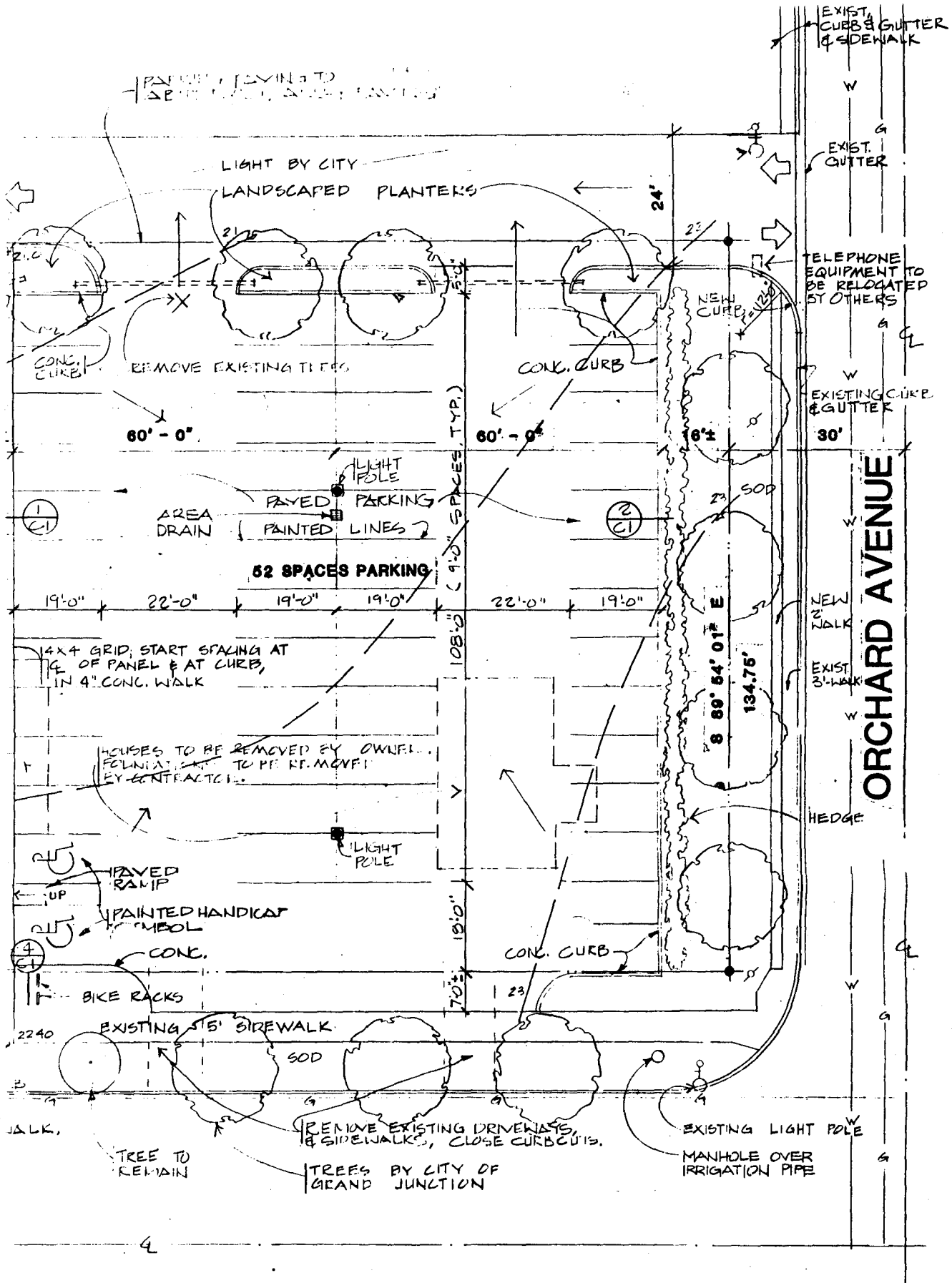
Applicant's Signature [Signature] Date 6/17/99

Department Approval Connie Edwards Date 6-17-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting <u>Dottie Grever</u>			Date <u>6/17/99</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)



SITE PLAN

SCALE: 1" = 20'

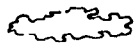
LANDSCAPE SCHEDULE

N.I.C.

BLDG
NEW ON
F BLDG ABOVE FIN. FL.



WEIR MAPLE, GOLDEN RAIN TREE, HONEYLOCUST
TREES TO BE PLANTED BY CITY OF GRAND JUNCTION



COMMON PRIVET HEDGE

STATISTICS

SIDEWALK & BERM
SHEETS A1 & A2.
SLEEVE UNDER WALKS
PIPE & DRINKER PIPING.

