

Planning \$ <u>5.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>68272</u>
FILE # <u>SPR-1996-165</u>

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 2531 Blichmann

TAX SCHEDULE NO. 2945-033-12-004

SUBDIVISION FORSIGHT PARK

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 730-interior remodel-no addition

FILING 3 BLK 8 LOT 5

SQ. FT OF EXISTING BLDG(S)

OWNER DETATA #14160-8883

NO. OF DWELLING UNITS: BEFORE ± AFTER ±

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

CONSTRUCTION

ADDRESS 2531 Blichmann

USE OF ALL EXISTING BLDGS OFFICE - WAREHOUSE

TELEPHONE 243-6471-4345

DESCRIPTION OF WORK & INTENDED USE:

APPLICANT LD Construction

ADDRESS 2315 HALL AVE

INTERIOR REMODEL -

TELEPHONE 243-6471

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

** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **

JNE PI

LANDSCAPING/SCREENING REQUIRED: YES NO X

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

PARKING REQUIREMENT: existing

SIDE: from PL REAR: from PL

SPECIAL CONDITIONS: interior remodel - no change in use

MAXIMUM HEIGHT interior

no change in use

MAXIMUM COVERAGE OF LOT BY STRUCTURES

CENSUS TRACT 10 TRAFFIC ZONE 24 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 1-8-99

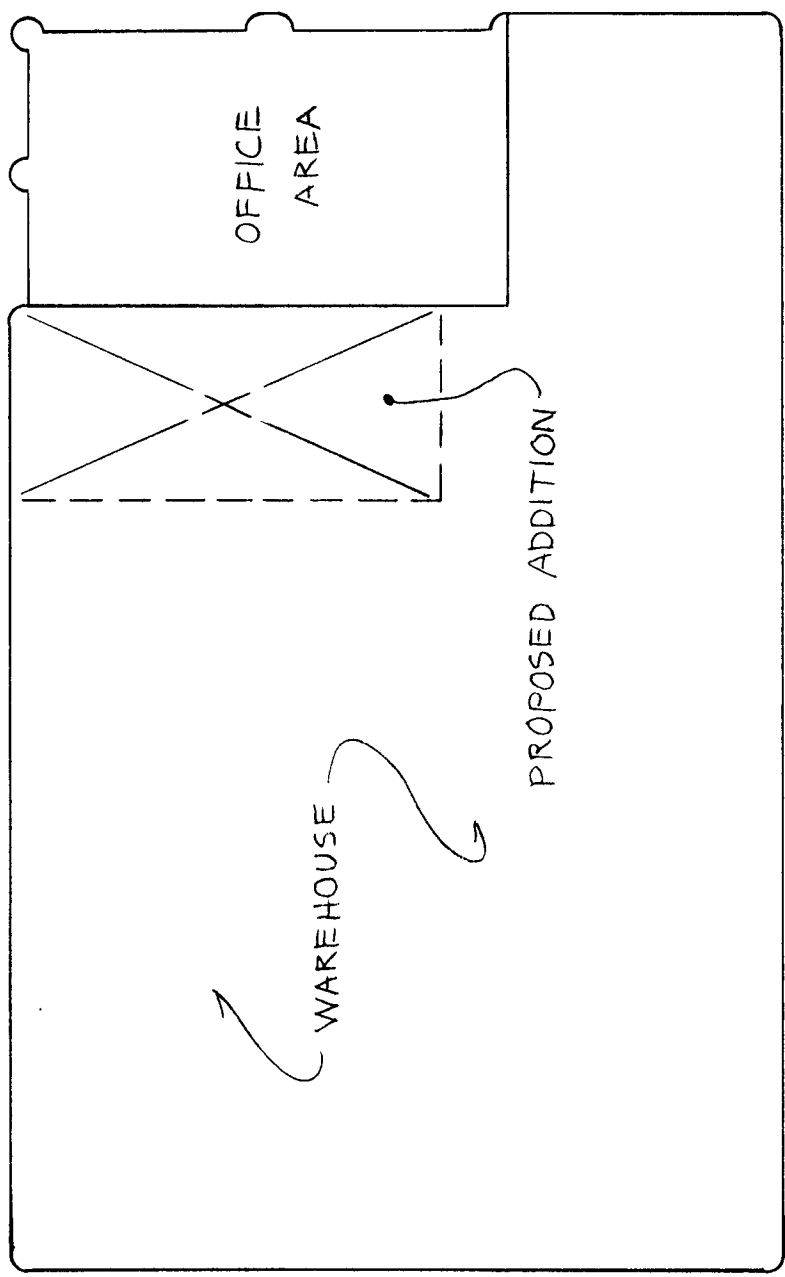
Department Approval Kathleen M. Portman 1/31/99

Date 1/8/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Edwards</u>			Date <u>1-8-99</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)



LOT 5 - BLOCK 8
FORESIGHT PARK

SITE PLAN
2531 - Blichmann