

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>70605</u>
FILE # <u>—</u>

PLANNING CLEARANCE

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

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 999 Bookcliff Ave TAX SCHEDULE NO. 2145-111-14-978
SUBDIVISION Monterey Park Apts. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 320 sq/ft
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) Approx 320 sq/ft.
OWNER Foundation for Senior Citizens NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
ADDRESS 999 Bookcliff Ave. CONSTRUCTION _____
TELEPHONE 212-6682 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
APPLICANT BIR Const/Remodel. USE OF ALL EXISTING BLDGS Storage for lawn equip.
ADDRESS 3041 Gunnison Ave DESCRIPTION OF WORK & INTENDED USE: _____
TELEPHONE 523-0141 cell 216-4473 16x20 Garage Addition
Existing has roof unit & Elect Hook Ups.
✓ 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 RMF-64 LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
SETBACKS: FRONT: 20' from Property Line (PL) or _____
from center of ROW, whichever is greater
SIDE: 10' from PL REAR: 20' from PL PARKING REQUIREMENT: none
SPECIAL CONDITIONS: _____
MAXIMUM HEIGHT 36'
MAXIMUM COVERAGE OF LOT BY STRUCTURES 60% CENSUS TRACT 5 TRAFFIC ZONE 27 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 6-14-99
Department Approval [Signature] Date 6/14/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>6-14-99</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)

999 Bookcliff Ave.

16' x 20' garage
addition

Foundation for Senior Citizen

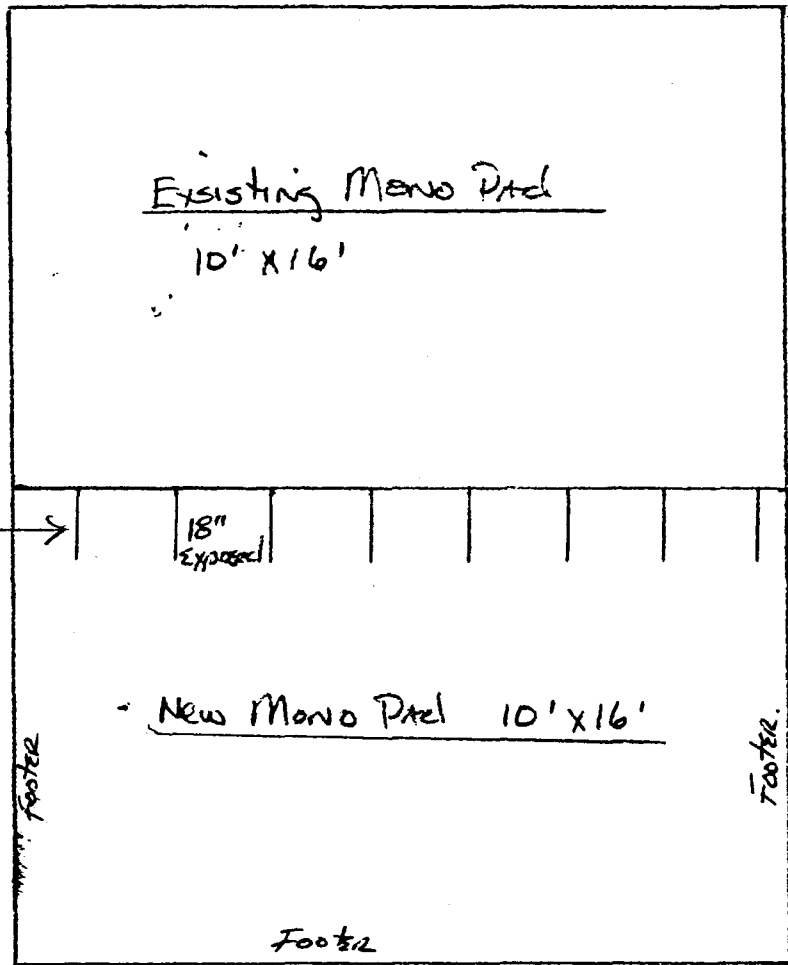
999 Bookcliff Ave

Contractor: BIL Const

Project: Addition Garage.

16' x 20' / mono Pad / 2x4 Const

16' x 16' existing
(concrete) 16" thick



Dowel 4" into
Existing concrete.
2' spacing

AMP 6/14/99

