

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

14

BLDG PERMIT NO. <u>73091</u>
FILE # <u>CUP-1998-046</u>

PLANNING CLEARANCE

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

Septic

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2259 Broadway

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER The Bank of Grand Junction

ADDRESS Main St CO

TELEPHONE 241-9000

APPLICANT Angeline Barrett

ADDRESS 641 N. 16th Street

TELEPHONE 241-16003

TAX SCHEDULE NO. 2945-182-00-048

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

SQ. FT. OF EXISTING BLDG(S) 1500

NO. OF DWELLING UNITS: BEFORE 1 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
CONSTRUCTION

USE OF ALL EXISTING BLDGS Golden Center

DESCRIPTION OF WORK & INTENDED USE: remodel bathroom for office use

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 PB

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

SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT interior remodel only

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: Per CUP Plan

SPECIAL CONDITIONS: No C.O. until conditions of approval on CUP met or guaranteed

CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Angeline Barrett

Department Approval Kristen J. Albrecht

Date 12/1/99

Date 12/2/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>Marshall</u>		Date <u>12/2/99</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)