

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>69438</u>
FILE #

PLANNING CLEARANCE

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

6x

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS 407 Glenwood Ave TAX SCHEDULE NO. 2945-113-15-017
 SUBDIVISION Sherwood Add. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING - BLK 11 LOT 6 SQ. FT OF EXISTING BLDG(S) _____

OWNER IMPACT PROMOTIONAL PROD. NO. OF DWELLING UNITS: BEFORE - AFTER -
 ADDRESS 407 Glenwood Ave CONSTRUCTION _____
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION _____

TELEPHONE 241-7611 temp. 242-1094 USE OF ALL EXISTING BLDGS retail/office
 APPLICANT EISENMAN CONST. INC. DESCRIPTION OF WORK & INTENDED USE Interior remodel

ADDRESS P.O. 1530 PALISADE to repair fire damage & placement of a
 TELEPHONE 242-3471 10' x 40' construction trailer no change in
 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 C-1 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: _____

MAXIMUM HEIGHT _____ SPECIAL CONDITIONS: Construction trailer/office must be removed prior to issuance of C.O.
 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.

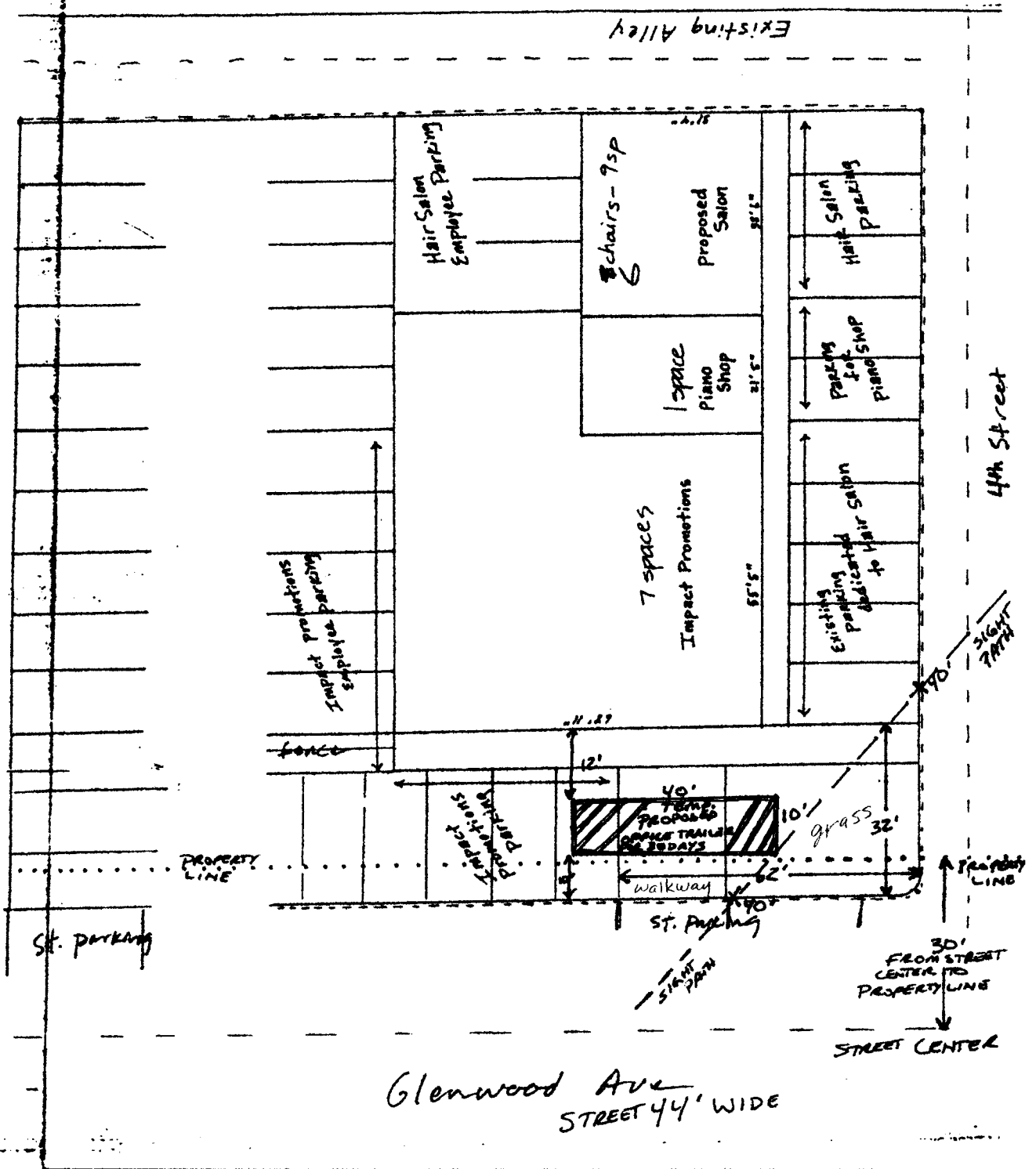
Applicant's Signature [Signature] Date 4/1/99
 Department Approval Ronnie Edwards (KP) Date 4/1/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>K Duncan</u>			Date <u>4/1/99</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)

EMERGENCY PROPOSED SIGHT PLAN FOR TEMPORARY OFFICE TRAILER PLACEMENT AT FRONT OF 407 GLENWOOD AVENUE



ACCEPTED *Rennie 4-1-99 (K.P.)*
 CHANGE OF SETBACKS SHALL BE
 REVIEWED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 SHALL BE RESPONSIBLE TO PROPERLY
 MAINTAIN AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

ATTENTION:
William H. Nebeker
 Senior Planner
 For Revue 4/1/99