

Planning \$ <u>5, —</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>71129</u>
FILE #

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 685 West Gunnison #106 TAX SCHEDULE NO. 2945 151 12 011
 SUBDIVISION Commercial Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 150 sq ft
 FILING N/A BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) Approx 7000 in Unit
 OWNER Sean & Margaret Taylor NO. OF DWELLING UNITS: BEFORE 4/c AFTER _____
 ADDRESS _____ CONSTRUCTION
 TELEPHONE 970-263-4111 NO. OF BLDGS ON PARCEL: BEFORE 4/c AFTER _____
 CONSTRUCTION
 APPLICANT Dorsey Builders LLC USE OF ALL EXISTING BLDGS Commercial
 ADDRESS 2041 F 3/4 Rd G.J. DESCRIPTION OF WORK & INTENDED USE: _____
 TELEPHONE 970-245-1949 Remodel inside of Unit #106
 ✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document
removing wall to enlarge gym
add new wall - making day care rm
or rather,

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: Interior remodel
only NCIU or employees
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 9 TRAFFIC ZONE 11 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 7-8-99
 Department Approval [Signature] Date 7-8-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] Date 7/8/99

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)