

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>72168</u>
FILE #

PLANNING CLEARANCE

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

(EK)

13836-8645

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS 744 HORIZON CT.
 SUBDIVISION Horizon Pk Plaza
 FILING — BLK — LOT 8-11

TAX SCHEDULE NO. 2701-369-26-035
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 SQ. FT. OF EXISTING BLDG(S) —

OWNER VALLEY PLAZA CORP.
 ADDRESS P.O. Box 240186
 TELEPHONE (248) 362-8161

NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Offices

APPLICANT RUTH'S CONSTRUCTION L.C.P.
 ADDRESS 3069 SUNTEAM CT. G.J. 81504
 TELEPHONE 523-1805

DESCRIPTION OF WORK & INTENDED USE: INTERIOR
OFFICE SPACE - BUILD OUT.

✓ 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 H0
 SETBACKS: FRONT: — from Property Line (PL) or — from center of ROW, whichever is greater
 SIDE: — from PL REAR: — from PL
 MAXIMUM HEIGHT —
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES — NO —
 PARKING REQUIREMENT: —
 SPECIAL CONDITIONS: interior walls only -
(mental health of Western Colo.)
 CENSUS TRACT 10 TRAFFIC ZONE 15 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]
 Department Approval Ronnie Edwards *cloula91ag*

Date 9/7/99
 Date 9/7/99

Additional water and/or sewer tap fee(s) are required: YES <u>—</u> NO <u>✓</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>9-7-99</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)