

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

BLDG PERMIT NO. <u>69274</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 744 HORIZON CT. #360 TAX SCHEDULE NO. (2701-361-26-035)

SUBDIVISION Horizon Park Plaza SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) _____

OWNER JAY COOKE NO. OF DWELLING UNITS: BEFORE - AFTER -

ADDRESS P.O. BOX 246186 CONSTRUCTION

TELEPHONE (248) 362-8161 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

CONSTRUCTION

APPLICANT RUTH'S CONSTRUCTION USE OF ALL EXISTING BLDGS medical offices, etc.

ADDRESS 3069 SUNDEAM CT. DESCRIPTION OF WORK & INTENDED USE: TENNET

TELEPHONE 523-1805 FINISH - OFFICE SPACE -

physical therapy expansion

✓ 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 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

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ only -

CENSUS TRACT 16 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] Date 3/23/99

Department Approval [Signature: Ronnie Edwards] Date 3/23/99

Additional water and/or sewer tap fee(s) are required: YES <u>_____</u> NO <u>✓</u>	W/O No. <u>13836-8645 TR-89066</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-23-99</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)