

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

BLDG PERMIT NO. <u>73138</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

49443-8910

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2456 Industrial Blvd TAX SCHEDULE NO. 2945-091-03-019

SUBDIVISION Durham Center Sec 9 15 1w SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
UP 1612

FILING - BLK 1 LOT 5-8 SQ. FT OF EXISTING BLDG(S) 4,114 *Down 2502*

OWNER Big T Properties LLC NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

ADDRESS 743 Horvath Ct. Suite 102 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

TELEPHONE 243-1188 USE OF ALL EXISTING BLDGS Merchandising

APPLICANT James H. Palmer DESCRIPTION OF WORK & INTENDED USE: Upper level Interior Remodel only with office use intended. Addition of 2 bathrooms and finishing of 4 offices. No structural changes and no changes to the outside of building.

ADDRESS 640 35 1/2 Rd - Palisade

TELEPHONE 464-0122

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-2 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: no change in requirements

MAXIMUM HEIGHT - SPECIAL CONDITIONS: retail to offices - interior only

MAXIMUM COVERAGE OF LOT BY STRUCTURES - CENSUS TRACT 9 TRAFFIC ZONE 97 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 James H. Palmer Date Dec. 7, 1999

Department Approval Ronnie Edwards B.N. Date 12/7/99

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NO chg in use NO add employees</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>12-7-99</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)