

Planning \$ <u>1000</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>68443</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 150 W. Main TAX SCHEDULE NO. 2945-154-05-010

SUBDIVISION Mesa CO Justice Center SQ. FT. OF PROPOSED BLDG(S)/ADDITION 150 # 12x15 shed

FILING --- BLK 6 LOT 6 thru 11 SQ. FT. OF EXISTING BLDG(S) none

(1) OWNER Rita London NO. OF DWELLING UNITS
 BEFORE: --- AFTER: --- CONSTRUCTION

(1) ADDRESS 150 W. Main NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 742-1563 (10-5)

(2) APPLICANT Rita London USE OF ALL EXISTING BLDGS none

(2) ADDRESS 675 Brentwood DESCRIPTION OF WORK & INTENDED USE:
existing busn. on next parcel -
this bldg for storage of owner's
landscape tool & equipment

(2) TELEPHONE 464-5626

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 25' from Property Line (PL) or 25' from center of ROW, whichever is greater
 Side 0' from PL Rear 0' from PL

Maximum Height 40' Parking Req'mt ---

Maximum coverage of lot by structures --- Special Conditions: maintenance, storage bldg. only -
not business expansion - per K.P.

Genusus Tract --- Traffic Zone --- Annx # ---

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 G.J. 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 Rita London Date 10-26-98

Department Approval Ronnie Edwards (K.P. okay) Date 10-27-98

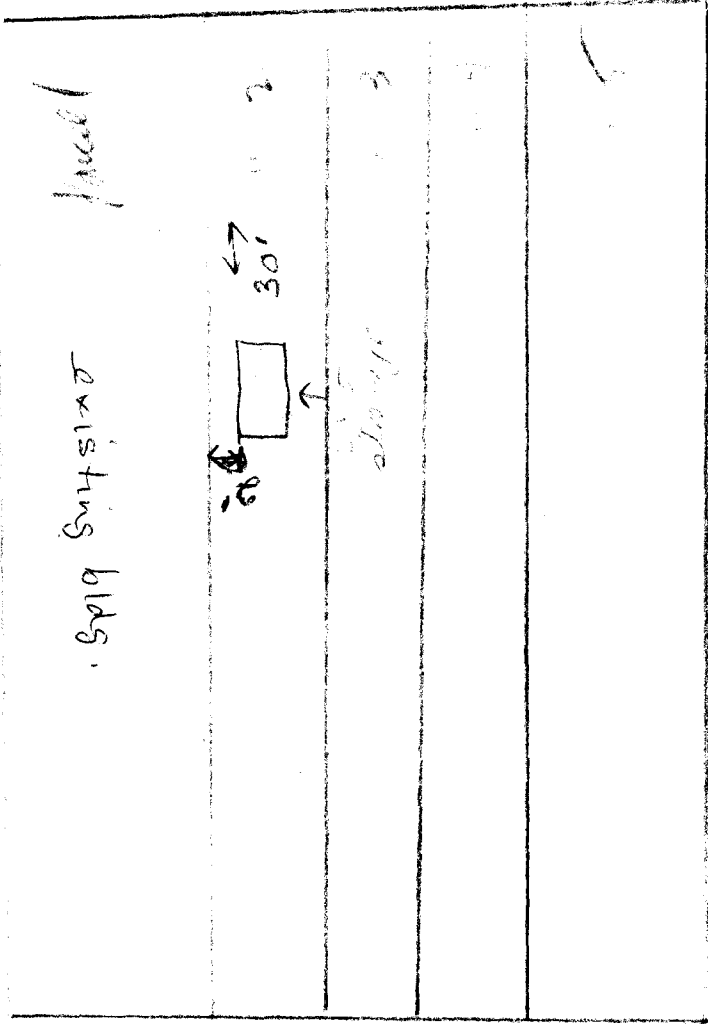
Additional water and/or sewer tap fee(s) are required: YES --- NO ✓ W/O No. ---

Utility Accounting K. Prince Date 10/29/98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Spruce



150 W. Main St., W. R.

ACCEPTED Ronnie 10/27/98
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

North
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