

Planning \$ 1500	Drainage \$ n/c
TCP \$ 362.00	School Impact \$ n/u

BLDG PERMIT NO. 68217
FILE # SPR-1999-162

PLANNING CLEARANCE

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

Grand Junction Community Development Department

42505-1356

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 951 MAIN ST

TAX SCHEDULE NO. 2945-144-22-007

SUBDIVISION CITY OF GRAND JCT.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION Ø

FILING BLK 113 LOT 13+14

SQ. FT OF EXISTING BLDG(S) 1751 #

OWNER LAUREL JONES

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1

CONSTRUCTION

ADDRESS 951 MAIN ST

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

CONSTRUCTION

TELEPHONE 245-4569

USE OF ALL EXISTING BLDGS OFFICES

APPLICANT DAVID WARD

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS PO BOX 4183 GJ 81502

CONVERT SINGLE FAMILY HOMES

TELEPHONE 245-4598

TO OFFICE USE

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 B-3

LANDSCAPING/SCREENING REQUIRED: YES NO

ETBACKS: FRONT: 35 from Property Line (PL) or

PARKING REQUIREMENT: 5 stalls, (1 handicap)

35 from center of ROW, whichever is greater

SIDE: 0/10 from PL REAR: 0/10 from PL

SPECIAL CONDITIONS: Revegetation + maintenance of landscape

MAXIMUM HEIGHT 40'

Sign Permit, stripe parking (ADA requirements)

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

CENSUS TRACT 2 TRAFFIC ZONE 41 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 6-14-99

Department Approval [Signature]

Date 8-16-99

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>Less than 20 Emp Living quarters</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/17/99</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)