

Planning \$ _____	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO. <u>68217</u>
FILE # _____

PLANNING CLEARANCE

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

(Handwritten initials)

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS <u>951 MAIN ST</u>	TAX SCHEDULE NO. <u>2945-144-22-007</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1758</u>
FILING _____ BLK <u>113</u> LOT <u>13+14</u>	SQ. FT. OF EXISTING BLDG(S) <u>1758</u>
(1) OWNER <u>LAUREL JONES</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) ADDRESS <u>951 MAIN ST</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>245-4569</u>	
(2) APPLICANT <u>PARAGON BLDGS INC</u>	USE OF ALL EXISTING BLDGS <u>SINGLE FAMILY RES</u>
(2) ADDRESS <u>PO BOX 4183 GJ 81502</u>	DESCRIPTION OF WORK & INTENDED USE: <u>RJ PLUMB</u>
(2) TELEPHONE <u>245-4598</u>	<u>RJ WIRING, ADD OUTLET</u>

✓ 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 <u>B-3</u>	Landscaping / Screening Required: YES _____ NO _____
SETBACKS: Front <u>35'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear <u>10'</u> from PL	Special Conditions: <u>No CUP needed per prior PC issued 10/9/98</u>
Maximum Height _____	<u>This permit replaces permit issued 10/9/98</u>
Maximum coverage of lot by structures _____	Census Tract <u>2</u> Traffic Zone <u>41</u> 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.

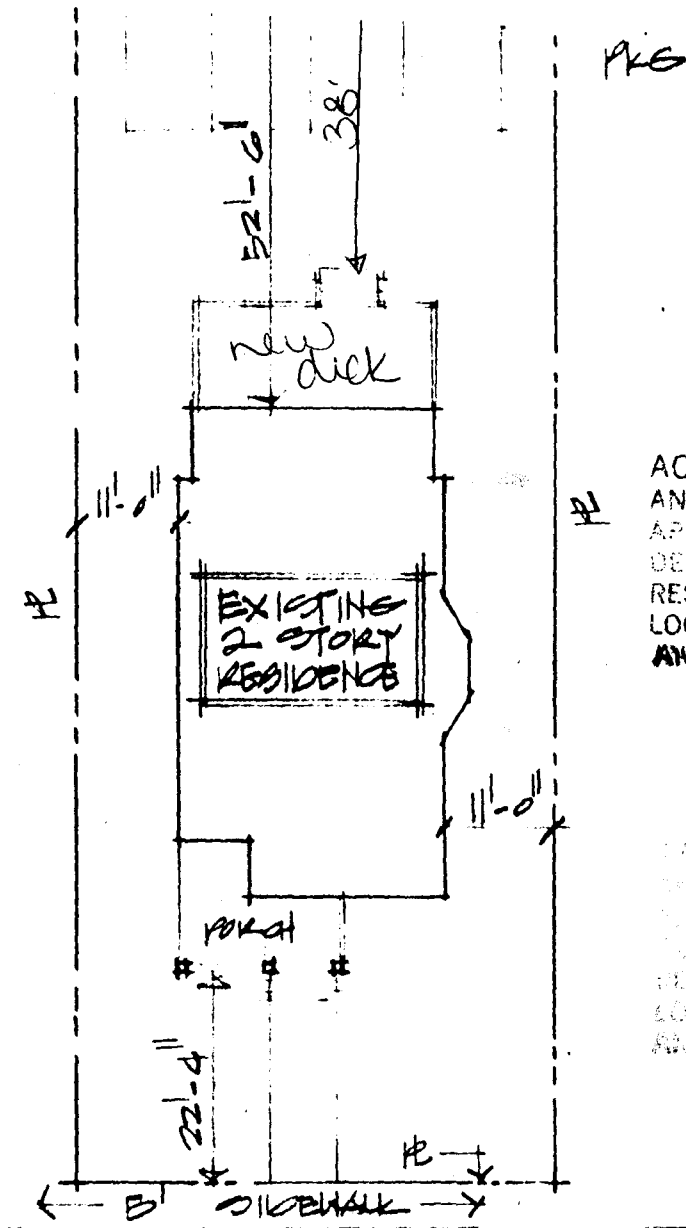
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 <u>[Signature]</u>	Date <u>1-4-99</u>
Department Approval <u>[Signature]</u>	Date <u>1/4/99</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. _____	
Utility Accounting <u>[Signature]</u>	Date <u>1-4-99</u>

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)



PKS

ACCEPTED KV 10-9-98

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.

ACCEPTED VMP 1/4/98

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X - GREENBELT ->

↑ CURB

← STREET →

Site Plan

