

Planning \$ 1450	Drainage \$ —
TCP \$ —	School Impact \$ —

BLDG PERMIT NO. 72203
FILE # SPR-1998-206

PLANNING CLEARANCE

21048-3777 site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 492 MELODY LANE
SUBDIVISION GRAND JUNCTION CO
FILING _____ BLK _____ LOT _____
OWNER MARIA NOBLE
ADDRESS 120 MANTEY HTS DR.
GRAND JUNCTION CO 81501
TELEPHONE 970-241-3160
APPLICANT MARIA NOBLE
ADDRESS SAME
TELEPHONE _____

TAX SCHEDULE NO. 2943-181-~~809~~ ⁰⁵⁻⁰⁰⁹
SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1000~~ 1447
SQ. FT. OF EXISTING BLDG(S) _____
NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
CONSTRUCTION
USE OF ALL EXISTING BLDGS of a bakery shop
DESCRIPTION OF WORK & INTENDED USE: shed for storage

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 E-2
SETBACKS: FRONT: _____ from Property Line (PL) or
40' from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL
MAXIMUM HEIGHT 40'
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO
PARKING REQUIREMENT: PER APPROVED
SPECIAL CONDITIONS: SITE PLAN
CENSUS TRACT 7 TRAFFIC ZONE 99 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 Maria Noble Date SEPT 24-99
Department Approval Bill Nish Date 9-27-99

PAID
SEP 27 1999
CMC

Additional water and/or sewer tap fee(s) are required: YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO chg in use business will start up in about 1 yr</u>
Utility Accounting <u>Clara Marshall Cole</u>	Date <u>9/27/99</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)