

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

BLDG PERMIT NO. <u>609955</u>
FILE #

PLANNING CLEARANCE

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

GJ

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS 2795 Skyline Ct.
 SUBDIVISION Horizon Park Plaza
 FILING — BLK — LOT 21
 OWNER Keystone Custom Builders
 ADDRESS 330 Main St Suite 201
 TELEPHONE 970-243-9428
 APPLICANT Craig A. Helber, Agent
 ADDRESS Same as Above
 TELEPHONE —

TAX SCHEDULE NO. 2701-364-26-036
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
 SQ. FT. OF EXISTING BLDG(S) 2800 sq. Ft.
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE — AFTER —
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Office
 DESCRIPTION OF WORK & INTENDED USE: Interior Remodel

✓ **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 H-O
 SETBACKS: FRONT: — from Property Line (PL) or — from center of ROW, whichever is greater
 SIDE: — from PL REAR: — from PL
 MAXIMUM HEIGHT —
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES — NO —
 PARKING REQUIREMENT: —
 SPECIAL CONDITIONS: Int. Rem. N.C.U.
 CENSUS TRACT 10 TRAFFIC ZONE 15 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 Craig A. Helber Date 4-27-99
 Department Approval Shirley J. Costello Date 4-27-99
No Site Plan Req'd.

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u>Shirley J. Costello</u>			Date <u>4/27/99</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)