

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

BLDG PERMIT NO. <u>72076</u>
FILE # <u>    </u>

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 625 UTE

SUBDIVISION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

OWNER CITY of G.J.

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

APPLICANT CALVIN STUCCO FPO.

ADDRESS 1879 Deer park Cir So.

TELEPHONE 260-1455

TAX SCHEDULE NO. 2945-143-31-948

SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

NO. OF DWELLING UNITS: BEFORE NO CHANGE AFTER \_\_\_\_\_  
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

USE OF ALL EXISTING BLDGS POLICE STATION

DESCRIPTION OF WORK & INTENDED USE: STUCCO: COSMETIC EAST WALL ONLY

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 RZ

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: NA

SPECIAL CONDITIONS: \_\_\_\_\_

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ 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]

Department Approval Bill N/M

Date 9.22.99

Date 9.22.99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG USE</u>
Utility Accounting <u>[Signature]</u>			Date <u>9-22-99</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)

FEE \$	5 <sup>00</sup>
TCP \$	—
SIF \$	—



BLDG PERMIT NO.	69149
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### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

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BLDG ADDRESS	724 UTE	TAX SCHEDULE NO.	2945-44-29-017
SUBDIVISION	City of GJ	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	N/A
FILING BLK	128 LOT 27/28	SQ. FT. OF EXISTING BLDG(S)	N/A
(1) OWNER	ENSTROM CANDIES	NO. OF DWELLING UNITS	
(1) ADDRESS		BEFORE:	1 AFTER: 0 THIS CONSTRUCTION
(1) TELEPHONE		NO. OF BLDGS ON PARCEL	
(2) APPLICANT	R.W. JONES CONSTR.	BEFORE:	1 AFTER: 0 THIS CONSTRUCTION
(2) ADDRESS	1880 K RD.	USE OF EXISTING BLDGS	NAC
(2) TELEPHONE	858-3396	DESCRIPTION OF WORK AND INTENDED USE:	
			DEMOLISH & REMOVE BLDG.

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE	C-2	Maximum coverage of lot by structures	
SETBACKS: Front	_____ from property line (PL)	Parking Req'mt	
or	_____ from center of ROW, whichever is greater	Special Conditions	Demo Only Any new construction will require further review: permits,
Side	_____ from PL	Rear	_____ from PL
Maximum Height	_____	CENSUS	2 TRAFFIC 41 ANN#

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature [Signature] Date 5/10/99

Department Approval [Signature] Date 3/10/99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. no taps in use

Utility Accounting [Signature] Date 3/10/99

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)