

| | |
|-------------------------|---------------------------|
| Planning \$ <u>5.00</u> | Drainage \$ <u>—</u> |
| TCP \$ <u>—</u> | School Impact \$ <u>—</u> |

| |
|------------------------------|
| BLDG PERMIT NO. <u>72037</u> |
| FILE # <u>SPR-1999-188</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 1600 UTE AVE

SUBDIVISION City

FILING _____ BLK _____ LOT _____

OWNER CRAIG SHELLY

ADDRESS 1600 UTE AVE #201

TELEPHONE _____

TAX SCHEDULE NO. 2945-133-00-011

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

SQ. FT. OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

APPLICANT CLEAR TALK NTECH-CO, INC DESCRIPTION OF WORK & INTENDED USE: CHANGE

ADDRESS 1600 UTE AVE #10 OFFICE SPACE TO RETAIL

TELEPHONE 256-9360 SALES

✓ 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 C-2

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 X

PARKING REQUIREMENT: existing

SPECIAL CONDITIONS: Interior remodel of approx 1000 s.f. from office to retail in conjunction with 9th office use

CENSUS TRACT 7 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]

Department Approval [Signature]

Date 9/20/99

Date 9/20/99

| | |
|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | Date <u>9/20/99</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)