

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

BLDG PERMIT NO. <u>71702</u>
FILE #

PLANNING CLEARANCE

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

UP

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 810 White TAX SCHEDULE NO. 2945-144-04-008
SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5'xL'
FILING _____ BLK 85 LOT 29,30,31,32 SQ. FT OF EXISTING BLDG(S) 11,880
OWNER ENERGY OFFICE NO. OF DWELLING UNITS: BEFORE 15 AFTER 15
ADDRESS 128 South 5th St. CONSTRUCTION
TELEPHONE 341 2871 EXT 19 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
APPLICANT GCM ENTERPRISES USE OF ALL EXISTING BLDGS residential
ADDRESS 566 S WESTGATE DR. DESCRIPTION OF WORK & INTENDED USE: no enclosed
TELEPHONE 248-0025 wheelchair lift
✓ 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 B-3 LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or
25' from center of ROW, whichever is greater
SIDE: 10' from PL REAR: 10' from PL
MAXIMUM HEIGHT 40' PARKING REQUIREMENT: _____
SPECIAL CONDITIONS: no change in use -
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 2 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 Ch. Boelke Date 8/25/99
Department Approval Ronnie Edwards Date 8/25/99

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>8/25/99</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)

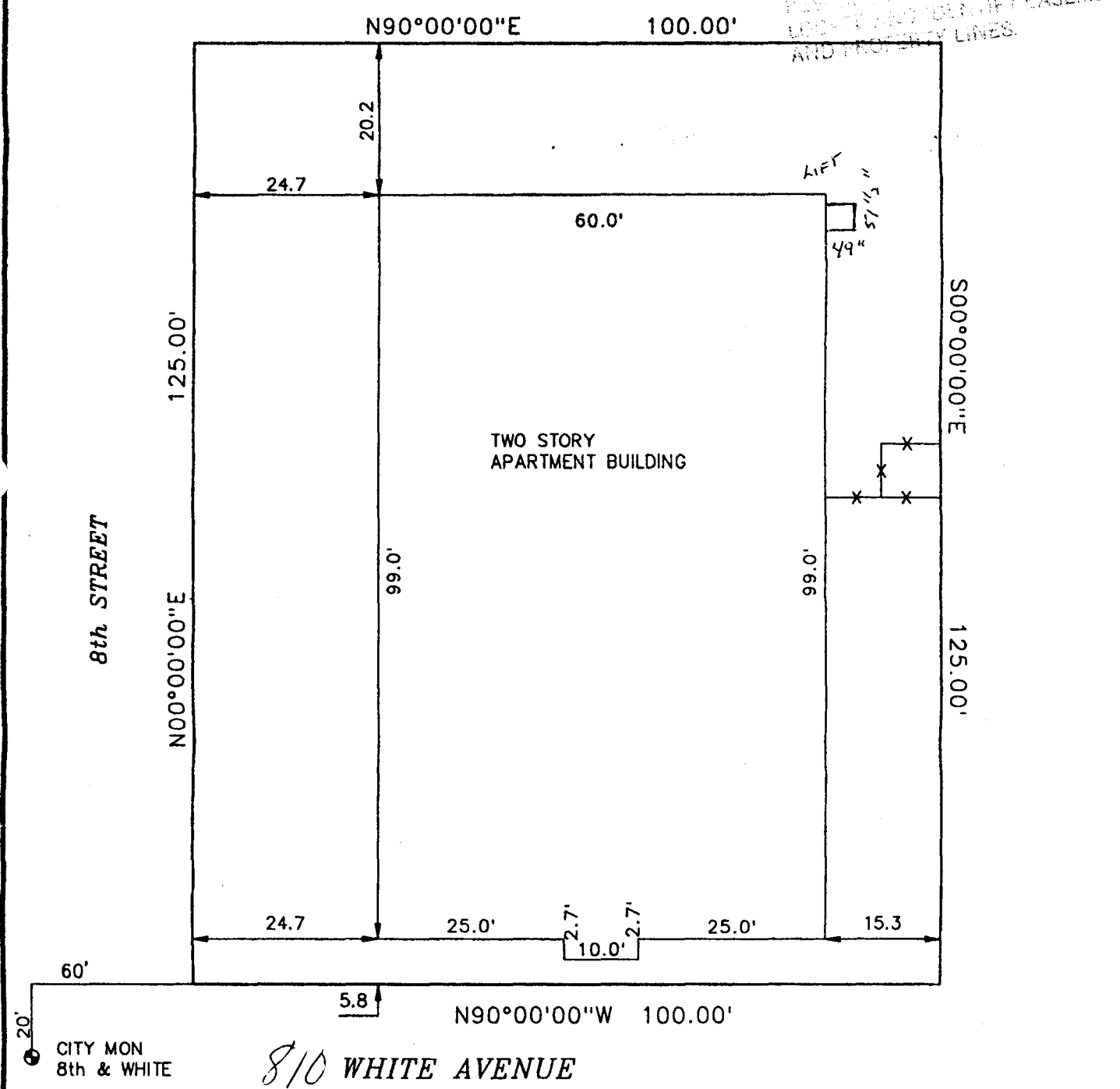
IMPROVEMENT LOCATION CERTIFICATE

810 WHITE AVENUE, GRAND JUNCTION, COLORADO
 LOTS 29, 30, 31 AND 32, BLOCK 85, CITY OF GRAND JUNCTION, COLORADO

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

Ronnie 8/25/99

THIS CERTIFICATE IS VALID ONLY IF EASEMENTS AND PROPERTY LINES ARE SHOWN ON THE SURVEY PLAT.



NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY FIRST AMERICAN TITLE
 COMMITMENT NUMBER 131312

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE ENERGY OFFICE, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 7/22/99 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

By: *William O. Roy*
 William O. Roy P.L.S. 12901

Date: 7-22-99

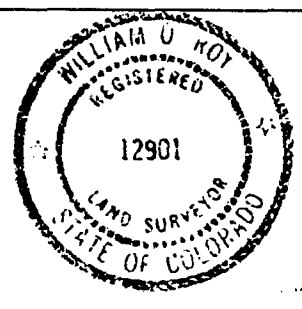
IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 080117 0007E

JOB NO. 8885

↑ N ↓

SCALE: 1" = 20'

● - PINS FOUND



CENTURY SURVEYING
 P.O. BOX 356, GRAND JCT., COLORADO 81502