

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

BLDG PERMIT NO. <u>73056</u>
FILE #

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 749 Wintlers Ave TAX SCHEDULE NO. 2945-231-15-028
 SUBDIVISION Benton-Canon ~~181 R60 Railroad Sub.~~ SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK 7 LOT 14,15,16(N¹/₂) SQ. FT. OF EXISTING BLDG(S) 600^{sq} approx.
 OWNER John Spendrup NO. OF DWELLING UNITS: BEFORE — AFTER —
 ADDRESS 409 W. Main St. CONSTRUCTION
 TELEPHONE 970-256-7721 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 APPLICANT Same USE OF ALL EXISTING BLDGS housing/office
 ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE:
 TELEPHONE _____ Sustal toilet & lavatory.

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 I-2 LANDSCAPING/SCREENING REQUIRED: YES NO NO NO
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL PARKING REQUIREMENT: TB
 MAXIMUM HEIGHT _____ SPECIAL CONDITIONS: interior only -
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ no change in use
 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 John Spendrup Date 11/29/99
 Department Approval Ronnie Edwards Date 11/29/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO CHANGE IN USE</u>
Utility Accounting <u>L. Benseley</u>			Date <u>11/29/99</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)