

Planning \$ <u>0</u>	Drainage \$ <u>#242 00</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

E ac
A

no permit req'd

BLDG PERMIT NO. _____
FILE # <u>spp-2000-207</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 244 N. 7th ST

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER H & J Properties

ADDRESS 244 N. 7th ST

TELEPHONE 245-4099

APPLICANT H & J Properties

ADDRESS 244 N. 7th ST.

TELEPHONE 245-4099

TAX SCHEDULE NO. 2945-144-08-023,024,004

SQ. FT. OF PROPOSED BLDG(S)/ADDITION - 0 -

SQ. FT OF EXISTING BLDG(S) 5200

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

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

USE OF ALL EXISTING BLDGS Office

DESCRIPTION OF WORK & INTENDED USE: _____
Replace Gravel parking lot with Asphalt lot

2945-144-08-019

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

~~SETBACKS AS PER~~ THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

APPROVED SITE PLAN

ZONE B-2

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: AS PER-APPROVED SITE PLAN

SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT _____

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 Denis [Signature] H&J Properties Date 10-17-00

Department Approval [Signature] Date 03/01/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>[Signature]</u>			Date <u>3/2/01</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)