

Planning \$ Pd.	Drainage \$ 1,231.80
TCP \$ 800.00	School Impact \$ —

BLDG PERMIT NO. 70071
FILE # SPR-2000-136

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 2809 BUNTING AVE

TAX SCHEDULE NO. 2943-073-31-004

SUBDIVISION BERGUIN MINOR SUBDIVISION

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000 #

FILING _____ BLK _____ LOT # 2

SQ. FT OF EXISTING BLDG(S) 0

OWNER JOHN YEOMAN

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 1755 10 1/2 RD MACK CO

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

TELEPHONE 970-243-7789

USE OF ALL EXISTING BLDGS _____

APPLICANT ALL AROUND CONSTRUCTION

DESCRIPTION OF WORK & INTENDED USE: SINGLE STORY

ADDRESS 1544 14RD LOMA

OFFICE BUILD WOOD FRAME/STUCCO

TELEPHONE 970-858-0927

✓ 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-1

LANDSCAPING/SCREENING REQUIRED: YES NO _____

SETBACKS: FRONT: 15' from Property Line (PL) or
from center of ROW, whichever is greater

PARKING REQUIREMENT: 12 spaces

SIDE: 0 from PL REAR: 10' from PL

SPECIAL CONDITIONS: Recorded easement + site

MAXIMUM HEIGHT 40'

plan showing easement for water line

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 6 TRAFFIC ZONE 28 ANNX _____

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 Yeoman

Date 7-27-00

Department Approval [Signature]

Date 8-22-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>1334/</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/22/00</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)