

Planning \$ _____	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO. <u>73966</u>
FILE # _____

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

No Site-Plan Required

18426-11824

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2714 Hwy 50
 SUBDIVISION Artesia Heights
 FILING _____ BLK 4 LOT 10-11-12

TAX SCHEDULE NO. 2945-252-12-010
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SQ. FT. OF EXISTING BLDG(S) 2400

OWNER C R Brown
 ADDRESS 705-23 1/2 Rd
 TELEPHONE 245-2620

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

APPLICANT Wilson Const & Design
 ADDRESS 3137 1/2 S Drake Ct
 TELEPHONE 523-1910

USE OF ALL EXISTING BLDGS Filling Station
 DESCRIPTION OF WORK & INTENDED USE: Take off Existing wood & Replace with Stucco

✓ 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 H0

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

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

PARKING REQUIREMENT: _____

MAXIMUM HEIGHT _____

SPECIAL CONDITIONS: Replacing wood with Stucco

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 13 TRAFFIC ZONE 80 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 Jim Wilson

Date _____

Department Approval Tishi Aragon

Date 2/15/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>to city in use</u>
Utility Accounting <u>Marshall Gle</u>			Date <u>2/15/00</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)