

Commercial Remodel

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

BLDG PERMIT NO. <u>74250</u>
FILE # <u>COU-96-4.5</u>

PLANNING CLEARANCE

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

Original file

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2493 INDUSTRIAL BLVD. TAX SCHEDULE NO. 2945-091-02-015

SUBDIVISION Industrial Acres Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING 1 BLK 2 LOT 11#12 SQ. FT. OF EXISTING BLDG(S) 12,850

OWNER J.T. Swiss NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 2493 INDUSTRIAL BLVD. NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

TELEPHONE 242-9232 USE OF ALL EXISTING BLDGS offices/manufacturing

APPLICANT PA/US PROFESSIONAL DESIGN GRP. DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 917 MAIN ST. changing office area

TELEPHONE _____

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 C2 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: no change in use

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 9 TRAFFIC ZONE 97 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 Brian J. Welch Date 3/13/00

Department Approval Ronnie Edwards Date 3/13/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>			Date <u>3/13/00</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)