

Planning \$ <u>5<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>76707</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 2533 W. Pinyon Ave TAX SCHEDULE NO. 2945 102 41-001  
~~00-095~~

SUBDIVISION Equine Minor SQ. FT. OF PROPOSED BLDG(S)/ADDITION 800

FILING tbl BLK tbl LOT tbl 1 SQ. FT. OF EXISTING BLDG(S) 800

OWNER Richard L. WATSON NO. OF DWELLING UNITS: BEFORE 1 AFTER 0  
CONSTRUCTION

ADDRESS 2469 Commerce Blvd 6505 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 0  
CONSTRUCTION

TELEPHONE 242-1336 USE OF ALL EXISTING BLDGS Residential

APPLICANT Richard WATSON DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
ADDRESS Same TEAR DOWN EXISTING HOME to  
TELEPHONE 242-1336 Build office SPACE.

✓ 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-2 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: \_\_\_\_\_

SPECIAL CONDITIONS: DEMO ONLY

MAXIMUM HEIGHT \_\_\_\_\_

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_ CENSUS TRACT 4 TRAFFIC ZONE 10 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 [Signature] Date 9-9-2000

Department Approval [Signature] Date 9-7-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Demo only!</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>9/7/00</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)