

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

BLDG PERMIT NO. <u>77183</u>
FILE #

PLANNING CLEARANCE *Int. Rem.*
 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1250 E. STERWOOD Dr TAX SCHEDULE NO. 2945-113-17-001
 SUBDIVISION STERWOOD Addn *Est. Cost*
 FILING _____ BLK 13 LOT 1 *sq. ft. OF PROPOSED BLDG(S)/ADDITION \$10,000*
 (1) OWNER BAIRD BROWN *current market value \$83,530*
 (1) ADDRESS 1250 E STERWOOD Dr. *sq. ft. OF EXISTING BLDG(S) 1000 (Remodel area)*
 (1) TELEPHONE 243-8250 NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (2) APPLICANT KEYSTONE Custom Bldgs NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (2) ADDRESS P.O. Box 1807 GJ. USE OF ALL EXISTING BLDGS ATTORNEY OFFICES
 (2) TELEPHONE 243-9428 DESCRIPTION OF WORK & INTENDED USE: Remodel
EXISTING OFFICES - INTERIOR ONLY

✓ 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 B-1 Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions: _____
 Maximum Height _____
 Maximum coverage of lot by structures _____
 Genus Tract 4 Traffic Zone 34 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 G.J. 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 Gregory R. DeLchman Date 10/11/2000
 Department Approval Antonia Costello Date 10/11/00
 Additional water and/or sewer tap fee(s) are required YES _____ NO _____ W/O No. PO
 Utility Accounting Marshall Cole Date 10/11/00

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)