

Planning \$ <u>5.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>81110</u>
FILE # <u>PAID</u>

AUG 14 2001
CMC

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 1450 N. 12th St. TAX SCHEDULE NO. 2945-123-15-014
 SUBDIVISION N/A HENDERSON HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
 FILING _____ BLK 2 LOT 26-34 SQ. FT. OF EXISTING BLDG(S) 700 SF
 OWNER MESA STATE COLLEGE FOUNDATION NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
 ADDRESS P.O. Box 3692 CONSTRUCTION _____
 TELEPHONE 248-1295 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION _____
 APPLICANT J. DYER CONST., INC. USE OF ALL EXISTING BLDGS OFFICES FOR MSC FOUND.
 ADDRESS 2335 INTERSTATE AVE. DESCRIPTION OF WORK & INTENDED USE: INTERIOR
 TELEPHONE 245-8610 REMODEL SOUTH PORTION OF
EXISTING BUILDING.
 ✓ 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 CSR LANDSCAPING/SCREENING REQUIRED: YES N/A
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL PARKING REQUIREMENT: 7 (existing)
 MAXIMUM HEIGHT _____ SPECIAL CONDITIONS: no change in use - interior only
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 60 TRAFFIC ZONE 31 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 Jon K. Dyer Date 8/14/01
 Department Approval Ronnie Edwards Date 8/14/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>Marshall</u>			Date <u>8/14/01</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)