

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>82247</u>
FILE # <u>N/A</u>

## PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

*Current fair market value 120,260.  
 estimated remodeling cost 30,000.*

BUILDING ADDRESS 4 128 NORTH 6th

TAX SCHEDULE NO. 2945-143-18-002

SUBDIVISION \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING \_\_\_\_\_ BLK 105 LOT 1+2

SQ. FT OF EXISTING BLDG(S) ~~2500 SF~~ 800 SF

OWNER GAILY L. VANDERWOOD, ETAL

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1

ADDRESS 124 NORTH 6th

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

TELEPHONE 245-4040

CONSTRUCTION USE OF ALL EXISTING BLDGS ~~HOUSE~~ OFFICE BLDG.

APPLICANT J. DYER CONST. INC.

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 2335 INTERSTATE AVE.

INTERIOR REMODEL @

TELEPHONE 245-8610

128 NORTH SIXTH

✓ 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-2

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT: 15' from Property Line (PL) or  
 from center of ROW, whichever is greater  
 SIDE: 0 from PL REAR: 0 from PL

PARKING REQUIREMENT: NA

MAXIMUM HEIGHT 65'

SPECIAL CONDITIONS: \_\_\_\_\_

MAXIMUM COVERAGE OF LOT BY STRUCTURES NA

CENSUS TRACT 1 TRAFFIC ZONE 42 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 11/8/01

Department Approval Gayleen Henderson

Date 11-8-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O # <u>1339</u>
Utility Accounting <u>Kate Elsbury</u>			Date <u>11/8/01</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)