

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>348</u>	School Impact \$ <u>0</u>

LOG PERMIT NO. <u>78791</u>
FILE # <u>SPR-2001-022</u>

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 801 GRAND AVE

SUBDIVISION _____

FILING _____ BLK 85 LOT 1,2,3,4,5

OWNER ERNEST C. HUNT

ADDRESS 1624 CRESVIEW CT.

TELEPHONE 243-8371

APPLICANT ERNEST C. HUNT

ADDRESS 801 GRAND AVE

TELEPHONE 243-8371

TAX SCHEDULE NO. 2945-144-001-001

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

SQ. FT OF EXISTING BLDG(S) 7452

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
CONSTRUCTION

USE OF ALL EXISTING BLDGS OFFICE / WAREHOUSE

DESCRIPTION OF WORK & INTENDED USE: RENOVATE
PORTION OF WAREHOUSE TO OFFICE

✓ 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 BO

SETBACKS: FRONT: 20 from Property Line (PL) or
from center of ROW, whichever is greater

SIDE: 5 from PL REAR: 10 from PL

MAXIMUM HEIGHT 35

MAXIMUM COVERAGE OF LOT BY STRUCTURES 70%

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

PARKING REQUIREMENT: 21 spaces

SPECIAL CONDITIONS: All improvements must be installed and approved prior to building occupancy and issuance of a C.O.

CENSUS TRACT 2 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 [Signature]

Department Approval [Signature] ACP

Date 01/16/01

Date 02/22/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use > 708 imp</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/22/01</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)