Planning \$ -	Drainag	Ð	1.0	PLOG PERMIT NO. 82432	
TCP\$	School Impact \$	0		FILE # MSP-2001 - 218	
		NNING CL			
(site plan review, multi-family development, non-residential development) Grand Junction Community Development Department					
THIS SECTION TO BE COMPLETED BY APPLICANT					
BUILDING ADDRESS			X SCHEDULE NO	2701 364 40 949	
SUBDIVISION VCB MILLON				SED BLDG(S)/ADDITION _413 sq ft	
FILING BLK LOT			SQ. FT OF EXISTING BLDG(9) 3338		
OWNER City of Grand	Junction	N	O. OF DWELLING CONSTRUCTIO	UNITS: BEFORE_0AFTER0	
ADDRESS 225 North 5th			NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION		
TELEPHONE Debbie Kovalik			USE OF ALL EXISTING BLDGS Office and Visitor Center		
APPLICANT <u>Visitor & Convention Bureau</u>			DESCRIPTION OF WORK & INTENDED USE: <u>Enclose</u>		
ADDRESS 740 Horizn Drive			existing deck; convert to conference room.		
TELEPHONE <u>244–1480</u> ✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.					
	THIS SECTION TO BE C	OMPLETED BY COMMUNI	TY DEVELOPMENT DEPA	RTMENT STAFF ¹⁸⁰	
ZONE			ANDSCAPING/SCI		
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or			ARKING REQUIRE	MENT:	
from center of ROW, whichever is greater SIDE: from PL REAR:/ from PL			SPECIAL CONDITIONS:		
	5'	······································			
MAXIMUM COVERAGE OF LO	T BY STRUCTURES	<u>N/A</u> c	ENSUS TRACT	D TRAFFIC ZONE 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 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	low T	walk		Date	
	to flost	ello		Date	
Additional water and/or sewer	tap fee(s) are require	ed: YES	NO V	WONO. EXISTI Servers	
Utility Accounting	ate Elst	eny	- -	Date 112001	
U VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)					
(White: Planning)	(Yellow: Custome	r) (Pink: Buil	ding Department)	(Goldenrod: Utility Accounting)	