

FEE \$ Paid
Drainage fee #188.00

BLDG PERMIT NO. 80922

PLANNING CLEARANCE File # MSP-2001-112

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 802 Rood Avenue TAX SCHEDULE NO. 2945-144-09-018

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 380

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2100

(1) OWNER L. J. Lindauer NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 802 Rood Avenue

(1) TELEPHONE 241-0900 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT R. Bryan Sims USE OF ALL EXISTING BLDGS Professional Business

(2) ADDRESS 917 Main Street DESCRIPTION OF WORK & INTENDED USE: Work space and storage in support of Professional Business specializing in structural design.

(2) TELEPHONE 241-1903

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 R.O. Landscaping / Screening Required: YES _____ NO

SETBACKS: Front 20' from Property Line (PL) or Parking Req'mt 8 spaces
_____ from center of ROW, whichever is greater

Side 5' from PL Rear 10' from PL Special Conditions: existing landscaping is adequate

Maximum Height 35'

Maximum coverage of lot by structures 70% CENSUS TRACT _____ TRAFFIC ZONE _____

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 R. Bryan Sims for PAID Date 5/16/01

Department Approval L. D. Bowen Date June 27, 2001

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 2659-1659

Utility Accounting Kate Holt Date 6/27/01 Existing Prem

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

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