

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>83160</u>
FILE # _____

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 306 Glenwood

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Ronald Vincent

ADDRESS _____

TELEPHONE 242 6623

APPLICANT Jefferson Alvarado

ADDRESS 1309 Glenwood NW

TELEPHONE 270 4363

TAX SCHEDULE NO. 294511316003

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 192 sq. feet

SQ. FT. OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

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

USE OF ALL EXISTING BLDGS Dentist office

DESCRIPTION OF WORK & INTENDED USE: blg a
12' x 16' addition for storage

✓ 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-1

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

SIDE: 0' from PL REAR: 15' from PL

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

PARKING REQUIREMENT: N/A

SPECIAL CONDITIONS: _____

CENSUS TRACT _____ TRAFFIC ZONE _____ 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] Date 2-5-02

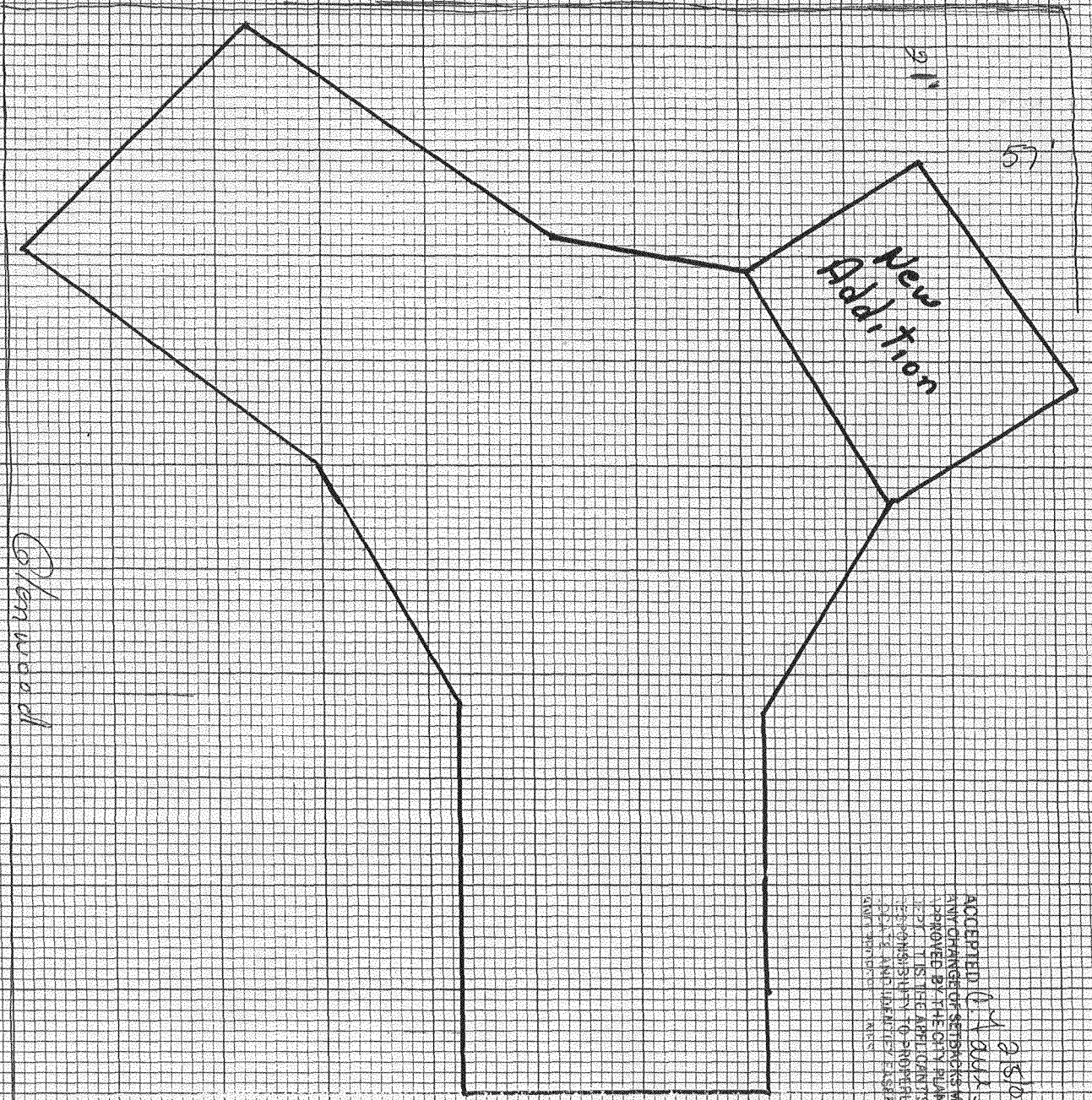
Department Approval [Signature] Date 2/5/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>2/5/02</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)

3rd Street



Clenwood

ACCEPTED *[Signature]* 2/5/02
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROVIDE
 DATA AND INFORMATION NECESSARY
 FOR THE PROJECT. MRS.

Ronald Vincent
 New Addition
 306 Glenwood Av

- 1) Structural Room
- 2) Supporting beam
- 3) Roofing
- 4) Elevation
- 5) FND details