

Planning \$ <u>Paid</u>	Drainage <input checked="" type="radio"/> <u>No</u>
TCP \$ <u>No</u>	School Impact \$ <u>No</u>

PERMIT NO. <u>80607</u>
FILE # <u>COU-2002-04.03</u>

PLANNING CLEARANCE

73878-23190 (site plan review, multi-family development, non-residential development)

Current EQY = 1 Grand Junction Community Development Department

15 Empl = 1 EQY no chg all THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 602 West Gunnison

TAX SCHEDULE NO. 2945-151-11-005

SUBDIVISION 6450 West Sub File 2

SQ. FT. OF PROPOSED BLDG(S)/ADDITION Project - All Interior work

FILING SEC 15151W BLK 5 LOT 5

SQ. FT OF EXISTING BLDG(S) 5,000 Bldg A
4,000 Bldg B

OWNER P&L Properties LLC

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 101 S 3rd St. Ste 360, GJ

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

TELEPHONE _____

USE OF ALL EXISTING BLDGS Bldg A - office
Bldg B - un used.

APPLICANT JOHN GAWWAY

DESCRIPTION OF WORK & INTENDED USE: Additions

ADDRESS Box 89 Molina CO. 81646

1 Restroom; Suspended Ceiling,

TELEPHONE 970. 487. 3366

Painting Striping

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 C-1

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

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

PARKING REQUIREMENT: 16 + 1 H.C

MAXIMUM HEIGHT N/A No new exterior

SPECIAL CONDITIONS: New striping required
interior remodel only

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 9 TRAFFIC ZONE 100 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 3 Oct 02

Department Approval [Signature]

Date Oct. 22, 2002

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
--	-----	--	---------

Utility Accounting <u>[Signature]</u>	Date <u>10/22/02</u>
---------------------------------------	----------------------

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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