

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

BLDG PERMIT NO. <u>91047</u>
FILE # _____

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PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2500 Hayes Dr.
SUBDIVISION Colonial Heights Sub
FILING 1 BLK 1 LOT 1
OWNER Sonshie II Const. & Dev
ADDRESS 2350 G Road
TELEPHONE 255-8853
APPLICANT Sonshie II Const & Dev
ADDRESS 2350 G ROAD
TELEPHONE 255-8853

TAX SCHEDULE NO. 2945-032-87-001
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____
ESTIMATED REMODELING COST \$ _____
NO. OF DWELLING UNITS: BEFORE _____ AFTER 1
CONSTRUCTION
USE OF ALL EXISTING BLDGS _____
DESCRIPTION OF WORK & INTENDED USE: Construction trailer

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 RMF-5
PARKING REQUIREMENT: _____
LANDSCAPING/SCREENING REQUIRED: YES ___ NO ___

SPECIAL CONDITIONS: valid until
April 4, 2004
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.

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 that 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 8-25-03
Department Approval [Signature] Date 8/25/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Const Office</u>
Utility Accounting <u>[Signature]</u>			Date <u>8-25-03</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)

City of Grand Junction GIS Zoning Map

ACCEPTED *W. St. Anza* 8/25/03
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Airport Zones

- AIRPORT ROA
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

ZONING

- RSF-R
- RSF-E
- RSF-1
- RSF-2
- RSF-4
- RMF-5
- RMF-8
- RMF-12
- RMF-16
- RMF-24
- R-O
- PD
- MU
- C-1
- C-2
- B-1
- B-2
- I-O

