

Planning \$	N/A	Drainage	\$ 25.00
TCP \$	N/A	School Impact \$	N/A

G PERMIT NO.	88841
FILE #	SPR-2003-032

**PLANNING CLEARANCE**

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

**Grand Junction Community Development Department**

76222-619

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1226 Ute Avenue  
 SUBDIVISION Keith's Addition  
 FILING - BLK M LOT 24, 25, 26

TAX SCHEDULE NO. 2945-133-19-013  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,000  
 SQ. FT. OF EXISTING BLDG(S) 1,000

OWNER Jack and Terry Lunstord  
 ADDRESS 2186 Granite Court 81503  
 TELEPHONE (970) 241-9564

NO. OF DWELLING UNITS: BEFORE 1 AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS CHANGING FROM RESIDENTIAL TO COMMERCIAL Professional Office

APPLICANT JASON G BRITVEC  
 ADDRESS 626 N. Placer Court 81504  
 TELEPHONE (970) 986-0621

DESCRIPTION OF WORK & INTENDED USE: Addition of deck, handicap ramp, and all other ADA requirements to convert to office use.

✓ 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  
 SETBACKS: FRONT: 15' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: 0' from PL REAR: 10' from PL  
 MAXIMUM HEIGHT 40'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES X NO \_\_\_\_\_  
 PARKING REQUIREMENT: SEE SITE PLAN  
 SPECIAL CONDITIONS: PER APPROVED SITE AND LANDSCAPING PLAN.  
 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 Jason G. Britvec  
 Department Approval Jason D. Peterson

Date 01/30/03  
 Date 4-14-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>LESS THAN 20 EMPLOYEES EXISTING 1 CON SUFFICIENT</u>		Date <u>4/14/03</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)