

Planning \$ <u>10.00</u> <u>5.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

6728-39500 (F) #16
 BUILDING ADDRESS 2478 Patterson

TAX SCHEDULE NO. 2945-044-17-017

SUBDIVISION Patterson Village

SQ. FT. OF EXISTING BLDG(S) 031

FILING _____ BLK _____ LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS .031
 Est. Remodel Cost \$2500.00

OWNER Tom Scott Jr.

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION

ADDRESS 2490 R. Road #26

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

CITY/STATE/ZIP Co. Co. 81505

USE OF ALL EXISTING BLDG(S) Commercial

APPLICANT Double R Builders

DESCRIPTION OF WORK & INTENDED USE: Interior

ADDRESS 2500 Broadway Unit B

Remodel - one office &

CITY/STATE/ZIP Box 241 Co. 81503

one storage one.

TELEPHONE 970-241-3449

3 EQU'4

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 <u>C-1</u>	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: _____
MAX. HEIGHT _____	SPECIAL CONDITIONS: <u>Interior Remodel only</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 _____

Department Approval [Signature]

Date 11/16/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>existing</u>
Utility Accounting <u>[Signature]</u>			Date <u>11-16-04</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)