

Planning \$ <u>Existing</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>N/A</u>

## PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

**79522-1457**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 825 Road Ave

TAX SCHEDULE NO. 2945-144-16-004

SUBDIVISION City

SQ. FT. OF EXISTING BLDG(S) 960<sup>sq</sup> approx

FILING - BLK 107 LOT 7 + 1/2 of 6

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER Chister ALLEN

MULTI-FAMILY:  
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 825 Road - 2047 Rims

CONSTRUCTION

CITY/STATE/ZIP Grand Junction, CO 81501

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

APPLICANT Carol Mulligan

USE OF ALL EXISTING BLDG(S) office

ADDRESS 825 Road Ave

DESCRIPTION OF WORK & INTENDED USE: interior, if any.

CITY/STATE/ZIP GRAND Junction CO 81501

Allowed use in this zone:

TELEPHONE 970-242-1433

district. (RO = Residential/office)

*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 RO

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: no change - off alley

MAX. HEIGHT existing

SPECIAL CONDITIONS: insurance office

MAX. COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

to counseling office

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 4/7/04

Department Approval Ronnie Edwards APA

Date 4/7/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>interior only</u>
Utility Accounting <u>[Signature]</u>			Date <u>4-7-04</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)