

Planning \$ <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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 122 N. 6th STREET TAX SCHEDULE NO. 2945-143-18-001
 SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) 3000
 FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A
 OWNER 4-SEASONS REAL ESTATE CORP. MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 1 AFTER N/A
 CONSTRUCTION
 ADDRESS 134 N. 6th STREET NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER N/A
 CITY/STATE/ZIP G.J. CO 81501 CONSTRUCTION
 APPLICANT J. DYER CONST., INC. USE OF ALL EXISTING BLDG(S) OFFICE BLDG.
 ADDRESS 2335 INTERSTATE AVE. Remodeling - ~~15,100.00~~ 15,100.00
 CITY/STATE/ZIP G.J. CO 81505 VALUE 100,300.00
 TELEPHONE (970) 245-8610 DESCRIPTION OF WORK & INTENDED USE: INTERIOR
REMODEL ADD NEW REAR EXIT
DOOR.

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 B-2 LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 SETBACKS: FRONT: 20' from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 0' from PL
 MAX. HEIGHT 65' SPECIAL CONDITIONS: Missing landscaping
will need to be replaced when
remodeling is done
 MAX. COVERAGE OF LOT BY STRUCTURES N/A

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 Jon K. Dyer Date 12/29/05
 Department Approval Misha Chagnu Date 12/29/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>12/29/05</u>