

Planning \$ <u>5⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>
Inspection \$ <u>—</u>	

Bldg Permit No.
File # <u>—</u>

113992-30874

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 1410 motor street TAX SCHEDULE NO. 2945-104-22-030
 SUBDIVISION motor city SQ. FT. OF EXISTING BLDG(S) 3675
 FILING _____ BLK 2 LOT 9 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER Merritt Sirbey
 ADDRESS 1420 motor street
 CITY/STATE/ZIP Grand Jt 81505

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT Merritt Sirbey
 ADDRESS 1420 motor street
 CITY/STATE/ZIP Grand Jt

USE OF ALL EXISTING BLDG(S) meal shop + storage

TELEPHONE 970-261-1463

DESCRIPTION OF WORK & INTENDED USE: _____

ADD Bath Room

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. Bldg

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-2</u>	PAID	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (or _____ from center of ROW, whichever is greater)	NOV 12 2008	MARKING REQUIREMENT: <u>no change</u>
SIDE: _____ from PL REAR: _____ from _____	RB	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. HEIGHT _____		SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____		<u>interior remodel only</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 11-12-08

Planning Approval Ronnie Edwards Date 11-12-08

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>adding bathroom only</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/12/08</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)